Major Development Application
RVPUD
Sumter County, FL

SOUTHERN MOTOR COACH RESORT RV PUD

674 Property, LLC

Prepared for:

674 PROPERTY, LLC
115 CR 532 West
Bushnell, FL 33513

October 2009

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Prepared by:

Kimley-Horn and Associates, Inc.
Lakeland, Florida
046123000

October 2009

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Southern Motor Coach Resort

SECTION 1

Application
Property Appraiser
Tax Records

Board of County Commissioners

Division of Planning & Development

Development Review
910 N. Main Street, Suite 301 • Bushnell, FL 33513 • Phone (352) 793-0270 x2477
FAX: (352) 793-0274 • Website: http://sumtercountyfl.gov/plandevelop

Development Application

☐ **Minor Development** ☐ **Medium Development** ☒ **Major Development**

1. Parcel #: N31=19,N31=013, N31=096, N31=053 Project Name: Southern Motor Coach Resort
2. Owner's Name: 674 Property, LLC
   Mailing Address: 115 CR 532 West; Bushnell, FL 33513
   Telephone Number: ( ) _____ Fax Number: ( ) _____
   E-mail: _____
3. Representative's Name: Randal Thornton, Attorney
   Mailing Address: P. O. Box 58, Lake Panasoffkee, Florida 33538
   Telephone Number: (352) 793-4040 Fax Number: (352) 793-3845
   E-mail: rthornton@embargmail.com
4. Developer's Name: 674 Property, LLC Contact Person: Tom Moffitt
   Mailing Address: 115 CR 532 West; Bushnell, FL 33513
   Telephone Number: ( ) _____ Fax Number: ( ) _____
   E-mail: _____
5. Engineering Firm: Kimley-Horn and Associates, Inc. Contact Person: Merle H. Bishop
   Mailing Address: 3675 Innovation Drive; Lakeland, Florida 33812
   Telephone Number: (863) 701-8702 Fax Number: (863) 701-9832
   E-mail: merle.bishop@kimley-horn.com
6. Property Description: Section: 31 Township: 21 South Range: 22 East
   Legal Description (a current tax bill, property record, or current recorded deed must be attached):
   See attached property records and tax bills
8. Existing Zoning: A5 and C1 Future Land Use: Mixed Use
9. Have any previous zoning applications been approved in connection with this property (Conditional, Special, or Temporary Use Permit, Variance, or Rezoning)? ☒ Yes ☐ No
   If yes, please provide the property owner's name at the time of application: Wilder Application #7-94-5 June 28, 1994
10. Brief narrative of proposed development, e.g. proposed size, occupancy, number of lots: See Attached

10. Location of proposed development: _____

11. Water and Sewer will be provided by: Water-On-site, Central System/Sewer City of Bushnell
Note: Documentation from the utility provider is required.

12. **For subdivisions only:** Will the infrastructure be installed prior to approval of the final plat?
☐ Yes ☒ No ☐ Not Applicable

13. Original signature of owner/applicant (Must be owner(s) of record or agent with notarized written authorization; in instances of a corporation, LLC, etc. proof of signing authority shall be attached to this application):

_____ 10-12-09
Owner/Representative Date

Experment Station Road

Sumter County Property Appraiser

2008 Certified Values

Last Updated: 10/8/2009

Parcel List Generator | Retrieve Tax Record | Property Card !

Parcel: N31=019

<< Next Lower Parcel | Next Higher Parcel >>

GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	674 PROPERTY, LLC		
Site Address	9473 CR 674		
Mail Address	115 CR 532W BUSHNELL, FL 33513		
Use Desc. (code)	AG IMPROVED NON-HX (05200)		
Sec/Twp/Rng	31/21/22	**Neighborhood**	1004
Year Built	2001	**Tax District**	County (1001)
Effective Area	1248 (SF)	**Market Area**	01
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
BEG AT SW COR OF W 1/2 OF NW 1 /4 OF NE 1/4 RUN W 450 FT S 1353.61 FT E 450 FT N 1354.14 FT TO POB OR 196 PG 780			

GIS Aerial

Property & Assessment Values

Land Value		$6,980.00
Market Value		$92,189.00
Assessed Value		$46,280.00
Total Taxable Value		$46,280.00
Exemptions	None	$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Parties
7/1/2006	1622/241	WD	I (M)	$1,500,500.00	TURNER THEODORE R & NANCY A
12/1/1999	782/281	WD	V (Q)	$33,600.00	COBBS DARRYL & LORRAINE
10/1/1989	395/434	WD	V (O)	$100.00	
1/1/1985	300/457	WD	V (O)	$24,000.00	
1/1/1978	196/780	WD	V (O)	$16,500.00	

Building Characteristics

#	Bldg Item	Bldg Use (code)	Eff Year Built	Area Breakdown
1	(001)	(MHR5)	2001	1) BAS - 1248 SF
	Note: All S.F. calculations are based on exterior building dimensions.			

Land Breakdown

Land Use Code	Frontage	Depth	Land Units
9905			14.00 Acres
6010			6.00 Acres
6030			5.00 Acres
6060			2.00 Acres
5000			1.00 Acres

Misc Features

Item Number	Description (code)	Units (dims)	Eff. Year
NONE			

Experment Station Road

Result: 1 of 1

DISCLAIMER

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Experment Station Road

Sumter County Tax Collector

generated on 10/16/2009 12:40:33 PM EDT

Tax Record

Last Update: 10/14/2009 9:26:50 PM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
N31-019	REAL ESTATE	2008

Mailing Address
674 PROPERTY, LLC
115 CR 532W
BUSHNELL FL 33513

Property Address

GEO Number
312122-N31-019

Assessed Value	Exempt Amount	Taxable Value
$46,280.00	$0.00	$46,280.00

Exemption Detail
NO EXEMPTIONS

Millage Code
1001

Escrow Code

Legal Description (click for full description)
31-21-22 BEG AT SW COR OF W 1/2 OF NW 1 / 4 OF NE 1/4 RUN W 450 FT S 1353. 61 FT E 450 FT N 1354.14 FT TO POB OR 196 PG 780

Ad Valorem Taxes

Taxing Authority	Rate	Exemption Amount	Taxable Value	Taxes Levied
SUMTER COUNTY				
BCC GENERAL	5.6883	0	$46,280	$263.25
BCC HEALTH	0.1060	0	$46,280	$4.91
CTT	0.1012	0	$46,280	$4.68
SUMTER CO SCHOOL BOARD	7.3540	0	$46,280	$340.34
SWFWMD	0.3866	0	$46,280	$17.89
WRBASIN	0.2308	0	$46,280	$10.68
Total Millage	13.8669	**Total Taxes**		$641.75

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F044	SUMTER CO MUNICIPAL SERVICES	$98.00
	Total Assessments	$98.00
	Taxes & Assessments	$739.75

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
12/29/2008	PAYMENT	1605152.0002	2008	$717.56

Experment Station Road

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Experment Station Road

Sumter County Property Appraiser

2008 Certified Values

Last Updated: 10/8/2009

Parcel List Generator | Retrieve Tax Record | Property Card !

Parcel: N31=013

<< Next Lower Parcel | Next Higher Parcel >>

GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	674 PROPERTY, LLC		
Site Address	9245 CR 674		
Mail Address	115 CR 532W BUSHNELL, FL 33513		
Use Desc. (code)	AGRICULTURAL (06000)		
Sec/Twp/Rng	31/21/22	**Neighborhood**	1004
Year Built		**Tax District**	County (1001)
Effective Area	0 (SF)	**Market Area**	01
Description	**NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.**		
S 295.2 FT OF W 737.8 FT OF SE 1/4 OF NE1/4 & NW1/4 OF SE1/4 & SW1/4 OF NE1/4 & BEG AT SW C OR OF NE1/4 OF SE1/4-RUN N 440 FT E 480 FT S 440 FT W 480 FT TO POB OR 176 PG 306			

GIS Aerial

Property & Assessment Values

Land Value		$10,660.00
Market Value		$358,225.00
Assessed Value		$10,660.00
Total Taxable Value		$10,660.00
Exemptions	None	$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Parties
7/1/2006	1622/241	WD	V (M)	$1,500,500.00	TURNER THEODORE R & NANCY A
11/1/2005	1477/730	CD	V (O)	$100.00	TURNER THEODORE R & NANCY A
11/1/2005	1477/731	CD	V (O)	$100.00	TURNER THEODORE R & NANCY A
12/1/1999	782/283	TD	V (U)	$106,800.00	
12/1/1999	782/285	TD	V (U)	$285.00	ONLY
11/1/1989	397/525	QC	V (O)	$100.00	
11/1/1989	331/222	QC	V (U)	$0.00	
8/1/1982	261/615	WD	V (Q)	$90,000.00	
3/1/1981	243/227	WD	V (U)	$0.00	
3/1/1981	243/228	WD	V (U)	$0.00	
3/1/1981	244/547	QC	V (U)	$0.00	
3/1/1981	255/495	WD	V (O)	$60,000.00	
2/1/1980	228/362	WD	V (Q)	$35,000.00	
2/1/1980	234/374	WD	V (Q)	$120,000.00	
7/1/1976	176/306	WD	V (U)	$0.00	
12/1/1968	98/391	WD	V ()	$0.00	

Building Characteristics

#	Bldg Item	Bldg Use (code)	Eff Year Built	Area Breakdown
NONE				

Land Breakdown

Experment Station Road

Land Use Code	Frontage	Depth	Land Units
9907			89.00 Acres
6010			65.00 Acres
6040			24.00 Acres

Misc Features

Item Number	Description (code)	Units (dims)	Eff. Year
NONE			

Sumter County Property Appraiser - Roll Year: 2008

Last Updated: 10/8/2009

Result: 1 of 1

Experment Station Road

Sumter County Tax Collector

generated on 10/16/2009 12:41:42 PM EDT

Tax Record

Last Update: 10/14/2009 9:26:49 PM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
N31-013	**REAL ESTATE**	**2008**

Mailing Address
674 PROPERTY, LLC
115 CR 532W
BUSHNELL FL 33513

Property Address

GEO Number
312122-N31-013

Assessed Value	Exempt Amount	Taxable Value
$10,660.00	**$0.00**	**$10,660.00**

Exemption Detail
NO EXEMPTIONS

Millage Code
1001

Escrow Code

Legal Description (click for full description)
31-21-22 S 295.2 FT OF W 737.8 FT OF SE 1/4 OF NE 1/4 & NW1/4 OF SE1/4 & SW1/4 OF NE1/4 & BEG AT SW C OR OF NE1/4 OF SE1/4-RUN N 4 40 FT E 480 FT S 440 FT W 480 FT TO POB OR 176 PG 306

Ad Valorem Taxes

Taxing Authority	Rate	Exemption Amount	Taxable Value	Taxes Levied
SUMTER COUNTY				
BCC GENERAL	5.6883	0	$10,660	$60.64
BCC HEALTH	0.1060	0	$10,660	$1.13
CTT	0.1012	0	$10,660	$1.08
SUMTER CO SCHOOL BOARD	7.3540	0	$10,660	$78.39
SWFWMD	0.3866	0	$10,660	$4.12
WRBASIN	0.2308	0	$10,660	$2.46
Total Millage	13.8669	**Total Taxes**		$147.82

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
	Total Assessments	$0.00
	Taxes & Assessments	$147.82

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
12/29/2008	PAYMENT	1605152.0001	2008	$143.39

Experment Station Road

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Experment Station Road

Sumter County Property Appraiser

2008 Certified Values

Last Updated: 10/8/2009

Parcel List Generator | Retrieve Tax Record | Property Card !

Parcel: N31=096

<< Next Lower Parcel | Next Higher Parcel >>

GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	MCCALLISTER SCOTT W		
Site Address			
Mail Address	1041 HAYNES CT GREEN COVE SPRINGS, FL 32043		
Use Desc. (code)	AGRICULTURAL (06000)		
Sec/Twp/Rng	31/21/22	**Neighborhood**	1004
Year Built		**Tax District**	County (1001)
Effective Area	0 (SF)	**Market Area**	01
Description	**NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.**		
FROM NW COR OF S 1/2 OF SE1/4 RUN S 89 DEG 27'57" E 1003 FT TO POB CONT S 89 DEG 27'57" E 845.12 FT S 00 DEG 09'40" W50 FT N 89 DEG 27'57" W 150 FT S 00 DEG 09'40" W 655.06 FT S 70 DEG 31'45" W 257 FT N 00 DEG 09'40" E 481 FT S 70 DEG 31'45" W 481 FT N 00 DEG 09'40" 476.54 FT TO POB			

GIS Aerial

Property & Assessment Values

Land Value		$807.00
Market Value		$67,942.00
Assessed Value		$807.00
Total Taxable Value		$807.00
Exemptions	None	$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Parties
6/1/2009	2081/574	WD	V (Q)	$285,000.00	MCCALLISTER SCOTT W
12/1/2006	1706/10	WD	V (Q)	$165,000.00	VIRGEN ROBERTO SR & HILDA S
6/1/2006	1616/567	WD	V (Q)	$130,000.00	

Building Characteristics

#	Bldg Item	Bldg Use (code)	Eff Year Built	Area Breakdown
NONE				

Land Breakdown

Land Use Code	Frontage	Depth	Land Units
9902			8.44 Acres
6010			3.44 Acres
6040			5.00 Acres

Misc Features

Item Number	Description (code)	Units (dims)	Eff. Year
NONE			

Sumter County Property Appraiser - Roll Year: 2008

Last Updated: 10/8/2009

Result: 1 of 1

Experment Station Road

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Experment Station Road

Sumter County Tax Collector

generated on 10/16/2009 12:42:52 PM EDT

Tax Record

Last Update: 10/14/2009 8:02:01 PM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
N31-096	REAL ESTATE	2008

Mailing Address
MCCALLISTER SCOTT W
1041 HAYWES CT
GREEN COVE SPRINGS FL 32043

Property Address

GEO Number
312122-N31-096

Assessed Value	Exempt Amount	Taxable Value
$807.00	$0.00	$807.00

Exemption Detail
NO EXEMPTIONS

Millage Code
1001

Escrow Code

Legal Description (click for full description)
31-21-22 FROM NW COR OF S 1/2 OF SE1/4 RUN S 89 DEG 27'57" E 1003 FT TO POB CONT S 89 DEG 27'57" E 845. 12 FT S 00 DEG 09'40" W 50 FT N 89 DEG 27'57" W 150 FT S 00 DEG 09'40" W 655.06 FT S 70 DEG 31' 45" W 257 FT N 00 DEG 09'40" E 481 FT S 70 DEG 31'45" W 481 FT N 00 DEG 09'40" 476.54 FT TO POB

Ad Valorem Taxes

Taxing Authority	Rate	Exemption Amount	Taxable Value	Taxes Levied
SUMTER COUNTY				
BCC GENERAL	5.6883	0	$807	$4.59
BCC HEALTH	0.1060	0	$807	$0.09
CTT	0.1012	0	$807	$0.08
SUMTER CO SCHOOL BOARD	7.3540	0	$807	$5.93
SWFWMD	0.3866	0	$807	$0.31
WRBASIN	0.2308	0	$807	$0.19

Total Millage	13.8669	Total Taxes	$11.19

Non-Ad Valorem Assessments

Code	Levying Authority	Amount

Total Assessments	$0.00
Taxes & Assessments	$11.19

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

Experment Station Road

12/2/2008	PAYMENT	1603229.0001	2008	$10.74

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Experment Station Road

Sumter County Property Appraiser

2008 Certified Values

Last Updated: 10/8/2009

Parcel List Generator | Retrieve Tax Record | Property Card !

Parcel: N31=053

<< Next Lower Parcel | Next Higher Parcel >>

GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	WILDER YVONNE & MICHAEL		
Site Address			
Mail Address	622 BREEZEWAY CT KENANSVILLE, FL 34739		
Use Desc. (code)	ACREAGE NOT CLASSED AS AG (09900)		
Sec/Twp/Rng	31/21/22	**Neighborhood**	1004
Year Built		**Tax District**	County (1001)
Effective Area	0 (SF)	**Market Area**	01
Description	**NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.**		

BEG 1003 FT E OF NW COR OF S1/2 OF SE1/4 RUN E 1574.32 FT S 23 DEG 24 MIN 49 SEC W 200 FT E 300.66 FT TO THE W/LY R/W OF HWY 301 S 23 DEG 24 MIN 49 SEC W ALONG SAID R/W 52.27 FT TO THE POB CONT S 23 DEG 24 MIN 49 SEC W ALONG SAID R/W 551.09 FT TO A PT ON THE N/LY R/W LINE OF ST RD NO.478-A S 70 DEG 31 MIN 45 SEC W ALONG N/LY R/W LINE OF ST RD NO.478-A TO THE W LINE OF THE S1/2 OF THE SE1/4 THENCE ...more>>>

GIS Aerial

Property & Assessment Values

Land Value		$98,038.00
Market Value		$98,038.00
Assessed Value		$98,038.00
Total Taxable Value		$98,038.00
Exemptions	None	$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Parties
9/1/1987	351/795	QC	V (O)	$100.00	
9/1/1987	351/793	QC	V (O)	$100.00	
9/1/1978	197/121	WD	V (O)	$100.00	
5/1/1978	201/253	FS	V (O)	$25,000.00	
10/1/1977	194/336	FS	V (O)	$100.00	
9/1/1977	194/98	QC	V (O)	$100.00	
9/1/1977	193/686	QC	V (O)	$100.00	
9/1/1977	194/334	QC	V (O)	$100.00	

Building Characteristics

#	Bldg Item	Bldg Use (code)	Eff Year Built	Area Breakdown
NONE				

Land Breakdown

Land Use Code	Frontage	Depth	Land Units
0107			12.00 Acres
0107			5.00 Acres

Misc Features

Item Number	Description (code)	Units (dims)	Eff. Year
NONE			

Experment Station Road

Sumter County Property Appraiser - Roll Year: 2008 Last Updated: 10/8/2009

Result: 1 of 1

DISCLAIMER

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Experment Station Road

Sumter County Tax Collector

generated on 10/16/2009 12:43:42 PM EDT

Tax Record

Last Update: 10/14/2009 9:26:54 PM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
N31-053	REAL ESTATE	2008

Mailing Address
WILDER YVONNE & MICHAEL
622 BREEZE WAY CT
KENANSVILLE FL 34739-9510

Property Address

GEO Number
312122-N31-053

Assessed Value	Exempt Amount	Taxable Value
$98,038.00	$0.00	$98,038.00

Exemption Detail
NO EXEMPTIONS

Millage Code
1001

Escrow Code

Legal Description (click for full description)
31-21-22 BEG 1003 FT E OF NW COR OF S1/2 OF SE1/4 RUN E 1574.32 FT S 23 DEG 24 MIN 49 SEC W 200 FT E 300.66 FT TO THE W/LY R/W OF HWY 301 S 23 DEG 24 MIN 49 SEC W ALONG SAID R/W 52.27 FT TO THE POB CONT S 23 D EG 24 MIN 49 SEC W ALONG SAID R/W 551.09 FT TO A See Tax Roll For Extra Legal

Ad Valorem Taxes

Taxing Authority	Rate	Exemption Amount	Taxable Value	Taxes Levied
SUMTER COUNTY				
BCC GENERAL	5.6883	0	$98,038	$557.67
BCC HEALTH	0.1060	0	$98,038	$10.39
CTT	0.1012	0	$98,038	$9.92
SUMTER CO SCHOOL BOARD	7.3540	0	$98,038	$720.97
SWFWMD	0.3866	0	$98,038	$37.90
WRBASIN	0.2308	0	$98,038	$22.63
Total Millage	13.8669	**Total Taxes**		$1,359.48

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
Total Assessments		$0.00
Taxes & Assessments		$1,359.48

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/19/2008	PAYMENT	1402501.0001	2008	$1,305.10

Experment Station Road

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

SECTION 2

Project Narrative

SECTION 2: Project Narrative

Southern Motor Coach Resort

I. Introduction

This application includes all of the support documentation, site plan and maps required for a RVPUD, pursuant to the Sumter County Land Development Code. This RVPUD is subject to a Stipulated Settlement Agreement between the Florida Department of Community Affairs and Sumter County (Case No. 09-2247GM). The proposed site plan submitted in this application is in compliance with this Settlement Agreement.

II. General Size, Occupancy and Purpose of the Proposed Development

This application is to request approval of a Recreational Vehicle Planned Unit Development (RVPUD) within a Mixed Use (MU) Future Land Use district for approximately 126.98 acres of land located outside of the Urban Expansion Area (UEA) in unincorporated Sumter County. The property is located approximately three miles south of the City of Bushnell, west of US Highway 301 and north of CR 673 in Section 31, Township 21 South, and Range 22 East (see Map A, Location Map). The RV development, Southern Motor Coach Resort, will be limited to Class "A" homes and motor coaches. The Resort will be an upscale, age-restricted (50+) community with a variety of on-site recreational amenities. The site plan consists of 385 motor coach pads (lots) for a density of approximately 3.03 units per acre. The site plan includes a centrally located community center/clubhouse and a small "country store." Fifty percent (50%) of the site, or a minimum of 63.5 acres, is designated as open space.

It is intended that RV lots will be developed as a subdivision and offered for sale. Lot improvements will include a paved "pad" for parking a motor coach unit and utility hook-ups for potable water, sanitary sewer, and electricity. The RVPUD includes a request to allow the placement of a site-built or modular structure on each lot. These structures will provide enclosed space which can be used for a living area or den, office space, kitchenette, bathroom, or storage area. These units will not be used as a second living unit and are designed to complement and supplement the use of each lot for a motor coach unit. These "accessory" structures will not be attached to a RV unit. Each lot structure will be consistent throughout the resort with a similar architecture design and theme. Similar motor coach resorts located in Central Florida include the Emerald Point Resort in Zephyrhills; Rolling Ridge RV Resort, located in Clermont, Mount Olive Shores Resort, Deer Creek RV Golf Resort, and Bay Lake Motor Coach Resort located in Polk County.

III. The Proposed Land Use and a Summary of the Specific Objective of the Development.

The proposed use if for a 385 lot RV subdivision with lots improved to accommodate class "A" motor coach units. The land use will include a 10,000 square foot club house and associated recreation amenities, such as a swimming pool, shuffleboard court, walking trails, etc. A 2,700 square foot "country store" will be located near the entrance of the development

(approximately 500 feet from the driveway entrance intersection onto CR 673). This facility will also serve as a temporary sales center/office while the park is being developed. The irregular shape of the property and the location of floodplain and wetland areas on the site were major factors which influenced development of the site plan and lot layout. The developer has agreed not to include any development within the floodplain areas, except in areas where internal access roads must cross floodplain areas. Flood compensation storage will be provided where these impacts occur. This restriction is further specified as a remedial action of the Stipulated Settlement Agreement, which states, "no development shall occur in the 100-year floodplain or wetlands." Therefore, no lots or active recreation development will occur within a floodplain area. The site plan designates 50% of the site as open space and buffer areas as required by Section 13-332(a)(8)b.11.b) of the Sumter County Land Development Code. The community center/clubhouse will provide meeting space, laundry, restrooms, kitchen, etc. for residents to enjoy recreational pursuits and socialize. The range of amenities also includes a swimming pool, shuffleboard courts, golf driving range, and walking trails

The conceptual site plan, attached as Appendix A, includes one access point into the development. This access will be from CR 673, which offers direct access to US 301 and I-75 via exit 309. Additionally, two emergency access points are proposed. One, located in the northwest extent of the project, from the end of a cul-de-sac onto CR 674 and the second, located in the northeast extent of the project, from the end of a cul-de-sac onto CR 654A. The proposed site plan includes a network of local, interconnected streets in a modified grid pattern. Internal roads, which will be privately owned and maintained, will have 24 feet of pavement within a 50 foot right-of-way. Motor coach pads/lots are proposed to be clustered in the southern and central portions of the site. A potable water well site is proposed to be located on the south side of CR 673 on property owned by the same owner. It is anticipated that this well will be owned and operated by the City of Bushnell.

Motor coach lots are designed in a pattern that promotes accessibility between individual lots and open space areas surrounding them. A network of private local streets is intended to facilitate easy access from the motor coach lot to all areas within the Resort. The site plan includes several storm-water retention ponds and open space areas dispersed throughout the development, which will be connected by a pedestrian trail network. Retention of many of the mature trees in the parks will help to preserve the existing aesthetic viewshed and provide shade for residents. Development of the Resort will involve additional landscaping, including planting additional trees, to enhance the livability of the Resort. All landscape material will be drought resistant vegetation.

Section 13-332(a)(8)b.10.b) requires that the RV development within the RVPUD include space for commercial facilities on the basis of a minimum of 10 square feet and no more than 25 square feet per lot. Therefore, the Southern Motor Coach Resort must contain 3,850 to 9,625 square feet of gross floor area for commercial uses. These uses can include retail sales of items such as basic convenience needs, personal items, resort promotional items, etc. This commercial area can be located within the clubhouse. The site plan includes a sales area, parking lot and sales office, at the entrance to the development. With the completion of sales

activity within the Resort, the developer would like to have the option of retaining this area for a "country store" (commercial retail store) or converting the area to RV lots. The area could be developed into a maximum of five (5) lots, which is included in the total 385 lots requested.

Section 13-612(b)(2)c.2.b) of the Sumter County Land Development Code requires that the RVPUD provide a minimum of 20 feet buffer/separation between the development and property boundaries which adjoin a land use zone other than RVPUD. Therefore, a minimum 20 foot buffer area is required between RV lots and all property boundaries. The conceptual site plan (Sheet PUD300) includes a 20 separation along the western boundary and RV lots (near CR 674) and along the north side of the easterly "finger extension" (near CR 654A). Other property boundaries will have a minimum of 30 feet separation. The northern boundary of the irregular-shaped property extension on the south side of the property, which runs parallel to CR 673, is proposed to have a 10 foot separation. This reduction in the minimum required 20 foot separation is based on two factors:

1. The property immediately north of this area consist of a large wetland area and will not be developed; and,

2. Allowing the reduction in the boundary separation on the north side, next to the wetland area, allows for a larger buffer/separation from CR 673 and US 301. This buffer area will be approximately 80 feet.

Southern Motor Coach Resort is intended to be a gated recreational development that has limited impact on public services and infrastructure. The property is located within the City of Bushnell utility service area. The applicant will build an on-site potable water well and treatment system in the southwestern corner of the property, within the western extension, along CR 673. An on-site well, pump and treatment system, sized to provide the minimum capacity required to serve the development, including fire flow requirements, is required in the Stipulated Settlement Agreement. The Resort will be served by central sanitary sewer service from the City of Bushnell. This will be accomplished through the installation of a sanitary sewer force main which is limited in size diameter, not greater than six (6) inches, to provide the minimum flow required to transfer waste water to the City of Bushnell's sanitary sewer system. Again, this is a requirement of the Stipulated Settlement Agreement and is reflected in a Development Agreement between the developer and the City of Bushnell.

SECTION 3

Consistency with the Land Development Code

SECTION 3: Consistency with the Sumter County Land Development Code
Southern Motor Coach Resort

ARTICLE III. LAND USE

DIVISION 4. LAND USE ZONES

Sec. 13-332. Land use zones established

(a)(8)b.3. [Planned unit development category] RVPUD – The request is to rezone the property, which received approval of a Comprehensive Plan Amendment from Agriculture to Mixed Use, from Agriculture, A5 to RVPUD. It is the intent of the owner/developer to develop a RV subdivision with the ability to sell lots. In order to do this, the Sumter County Land Development Code will have to be amended to allow an RV park to be developed and platted as a subdivision. It is the applicant's understanding that such an amendment is in the process of being submitted.

(a)(8)b.3. Use approval conditions – The Southern Motor Coach Resort is located outside of the County's Urban Expansion Area. Therefore, the property is the subject of a Comprehensive Plan Amendment to Mixed Use which is consistent with this application for RVPUD zoning.

(a)(8)b.4. Use considerations – The application includes items a), b), and c).

(a)(8)b.5. Design – The Southern Motor Coach Resort is:

- Designed to prevent traffic congestion
- Provides for the efficient use of public utilities and services:

  Potable water will be supplied with on-site wells and a central water production system.

  Sanitary sewer service will be provided by the City of Bushnell through the installation of a 6 inch force main from the project site to the City's sewer system.

  Residency in the project will be restricted to adults over 50 years old which will result in limited demand for public facilities and services.

  The closest emergency services will be provided by the City of Bushnell which is located approximately three (3) miles away.

- Promotes compatibility with surrounding land uses through the use of buffer separation and screening.

- Preserve the integrity of the neighborhood which is predominately rural residential with family farms. Development of this site will not disrupt or interfere with current traffic circulation or access. Additionally, the development will not adversely affect the existing family farm agriculture activities in the area.

(a)(8)b.6. Utilities – The Resort will be served by central potable water and central sanitary sewer facilities.

(a)(8)b.7. Location – The RVPUD is located outside of the urban expansion area on the FLUM and must achieve a minimum score of seventy (70) points pursuant to Section 13-308(b)(1) and shall be located on a road designated as arterial or collector on comprehensive plan map VI-8, future traffic circulation, or on a paved and county maintained road at a location with direct access of not more than one-quarter (1/4) mile in length to an arterial or collector toad.

Sec. 13-308(b)(1). [Earned density increases] Utilization of infrastructure in agriculture classifications – The location for the Southern Motor Coach Resort achieves a total of 70 points based on the following criteria:

- *Proximity to UDA – A maximum of 60 points based on the distance in miles a proposed development is from a designated UDA. Points are awarded on a sliding scale s follows:*
  0.00 to 0.50 miles – 60 points
  0.51 to 1.00 miles – 50 points
  1.01 to 1.50 miles – 40 points
  1.51 to 2.00 miles – 30 points
  2.01 to 2.50 miles – 20 points
  2.51 to 3.00 miles – 10 points
  The proposed development with this CPA received 20 points based on this scale.

- *Proximity to fire protection – Distance shall be measured along the shortest driving distance on publicly maintained roads from the nearest point on the subject development tract to the nearest responding fire station. Allow a maximum of 20 points based on response time/distance to nearest fire station.*
  0.0 to 3 miles (5 minute response) – 20 points
  3.1 to 6 miles (10 minute response) – 10 points
  The proposed development with this CPA received 10 points.

- *Proximity to emergency medical services – Distances shall be measured along the shortest driving distance on publicly maintained roads from the nearest point on the subject development tract to the nearest responding EMS station. Allow a maximum of 20 points based on response time/distance to nearest responding EMS facility.*
  Within 3 miles (5 minute response) – 20 points
  Within 6 miles (10 minute response) – 10 points
  The proposed development with this CPA received 10 points.

- *Access to arterial or collector roads, which meet or exceed adopted level of service standards. The development must front and provide access directly onto the arterial or collector road or be directly linked to such road by a paved road or roads not more than ¼ mile in length. Allow a maximum of 10 points based on the functional classification of the direct access road to the project.*
  Access to arterial road(s) – 10 points
  Access to collector road(s) – 5 points
  The proposed development with this CPA received 10 points

- *Central Water and Sewer Facilities - Allow a maximum of **10 points for each service (total 20 points)**. Points for utility service may be received by connecting to a publicly owned, private not for profit or PSC franchised system.*
  The proposed development with this CPA received 20 points.

- *Proximity to Schools – Allow a total of 10 points. Ten points shall be awarded if the development is located within two miles of a public school and requires no busing under State Law as verified by the Sumter County School Board.*
  The proposed development with this CPA did not receive any points under this category. However, as an age restricted RV development, there will be no demand for public schools.

(a)(8)b.8. Size – The minimum size for an RVPUD zone is 101 RV units and a minimum land area of 20 acres if the development is located outside of an urban expansion area. The Southern Motor Coach Resort will have 385 lots on approximately 127 acres.

(a)(8)b.9. Densities – The maximum allowable density in the RVPUD for projects located outside of urban expansion areas is 4 units per gross acre. The Southern Motor Coach Resort will have a density of 3.03 units per gross acre.

(a)(8)b.10. Commercial facilities – The RVPUD development located outside of an urban expansion area is required to have a minimum of 10 square feet and a maximum of 25 square feet per unit of commercial space. The Southern Villas Motor Coach Resort will have 3,850

square feet of commercial area. This will be divided between a "country store" located along the entrance road (approximately 500 feet from the entrance driveway intersection at CR 673) and the clubhouse, located in the center of the property. The Country Store, which will be approximately 2,700 square feet, will also serve as a temporary sales center for the RVPUD. An additional 1,150 square feet will be located in the clubhouse.

(a)(8)b.11. Open Space – RVPUD developments outside of urban expansion areas must provide a minimum of 50% of the property as open space. The size of the property is 127 acres which will require approximately 63.5 acres of open space. The Southern Motor Coach Resort will provide a minimum of 63.93 acres of open space.

(a)(8)b.12. RV site occupancy – The Southern Motor Coach Resort is designed and intended to accommodate Class "A" sites.

ARTICLE IV. GENERAL DEVELOPMENT STANDARDS

Sec. 13-524 – Geometric design

> Sec. 13-551(c)(11) requires that all Class "A" RV sites shall be located on a park roadway constructed and maintained to minor local road standards.
>
> Sec. 13-561(h)(1)d.2.a) requires that RVPUD roads accessing Class "A" sites shall be constructed as specified in Section 13-528 (reference should be to Sec. 13-524).

(a)(1) and (2) Curvilinear Streets/Minor local streets – Local street within the development are designed in a curvilinear pattern to discourage excessive vehicular speeds and provide for attractive vistas. The roadway design utilizes cul-de-sac and loop streets.

(a)(3) Vertical alignment - Streets will be designed to conform as closely as possible to the existing contours and be reasonably designed to the contour of land. All streets are minor local and will be designed to be above the 10-year storm event and with a minimum grade of 0.4% and maximum grade of 8% with curb and gutter throughout the project except where it is not practical.

(a)(4) Cross section elements – Internal local roads will utilize curb and gutter throughout the project except where it is not practical and will have a minimum of 50 feet right-of-way width and a minimum pavement width of 24 feet (12 feet for each lane).

Sec. 13-524(4).d.1.b)2) – [Dedication of Right-of-way] Subdivision Development.

The Southern Motor Coach Resort will be developed as a subdivision with over 50 lots (385 lots). The roads within the development will remain private and will be dedicated to a homeowners association who will be responsible for the maintenance and control of such roads.

Sec. 13-524(4).d.2(2) – [functionally classified roads] for Recreational Vehicle Planned Unit Developments.

The project has frontage on CR 673, which is classified as a minor collector (rural) with drainage swales. As such the minimum right-of-way requirement for CR 673 is 80 feet. The right-of-way width for CR 673 along the frontage of the development is approximately 95 feet. The property also has frontage along CR 674, which has a right-of-way width of approximately 50 feet.

Sec. 13-524(5)a.2 – [Access control] New driveway connections.

The driveway access for the development will be located on CR 673 and is designed to be a boulevard cross-section with a minimum of 84 feet of right-of-way width, 24 feet of pavement width for inbound traffic and 20 feet of pavement width for outbound traffic. Access into the development will be controlled with a guard house and gated entry.

Sec. 13-524(5)d.2.b)2) – [Access control] Spacing of driveway connections.

The project will have one main access from CR 673. An "emergency only" access drive is proposed on CR 674 and CR 654A. The main access driveway on CR 673 is located approximately 870 feet from the nearest intersection (CR 673 and US Highway 301) east, along CR 673 and approximately 750 feet from the nearest intersection west, along CR 673 (a private, single family residential driveway).

Sec. 13-524(7)b.1.a) – [Other design factors] Permanent dead-end streets.

The Master Development Plan for the Southern Motor Coach Resort includes four internal roads which terminate with a cul-de-sac. However, two of these roads will have an emergency only access to nearby, existing County Roads. These cul-de-sac roads are summarized as follows:

Cul-de-sac Road Location	Length (feet)	Number of lots accessing road	Comments
Project entrance, extending east of the entrance road	1,000	40	This road will have a turn-around (50' radius) at approx. 500' – complies with Section 13-524(a)(7)b.2).
Northern extent of entrance road.	516	20	Complies with Section

			13-524(a)(7)b.1)
Extends east of the entrance road, between the entrance road and CR 654A	815	30	Emergency access to CR 654A from the cul-de-sac.
Northwest area of development, extending toward CR 674	630	20	Emergency access to CR 674 from the cul-de-sac

Section 13-561, Design Standards for on-site traffic circulation, parking, loading/unloading and storage areas, subsection (h), *RVPUD,* (1)d.2.a), states that RVPUD roads accessing Class "A" sites shall be constructed as specified in Section 13-528 (this reference should be to Section 13-524, *Geometric Design)*. Section 13-561(h)(1)d.2.c), states that "dead-end roads not exceeding three hundred thirty (330) feet in length shall be permitted, however, any such road shall terminate with a cul-de-sac whose radius to the inside lane edge-of-pavement is not less than fifty (50) feet, and shall be signed as a dead end road.

Section 13-524(a)(7)b.1), which references "dead-end streets and cul-de-sacs," states that where the potential number of dwelling units to be served by the street (as determined by the proposed development plan or applicable zoning district) does not exceed (60) and where the street centerline length does not exceed one thousand five hundred (1,500) feet (measured from the center of the intersecting street tp the center of the turnaround), and where emergency access locations and facilities, acceptable to the commission are approved.

The four cul-de-sac roads proposed for the Southern Motor Coach Resort comply with Section 13-524(a)(7)b.1) of the Sumter County Land Development Code. Since two of these roads will have an emergency access, they do not qualify as a "dead-end" road, and, therefore, are not subject to Section 13-561.

Sec. 13-551(a)(4) – [Design] RVPUD.

All lots within the Southern Motor Coach Resort will contain only Class "A" motor coach units.

Sec. 13-551(b)(1) – Minimum lot/parcel size.

There is no minimum lot size stated for RV lots within the RVPUD. The minimum size lot within the Southern Motor Coach Resort will be 40 feet wide by 87.5 feet deep which equals 3,500 square feet.

Sec. 13-551(c)(11) – RVPUD.

RV lots will be located on an internal local road which is constructed and maintained to minor local road standards (see Sec. 13-524 above).

Sec. 13-561(b)(2) – Parking.

Parking for individual lots is provided to accommodate a RV motor coach unit and one additional vehicle. A secondary means of internal transportation within the development will allow the use of golf carts.

Parking, other than individual lots, is provided for the temporary sales center and the clubhouse. The clubhouse will have 25 parking spaces for standard automobiles and 4 spaces to accommodate a motor coach RV unit (one space per 345 square feet); plus, 14 parking spaces for golf cart vehicles. The sales center will have 7 parking spaces plus 4 parking spaces for a motor coach unit (1 space per 245 square feet).

Sec. 13-561(h) – RVPUD

(1) Roadways

a. Park Access – access to the Resort is designed to minimize congestion and hazards at the entrance and will allow for the free movement of traffic onto adjacent public streets (CR 673). There will be no direct access from RV lots to any abutting public street; all traffic accessing the Resort will be through the boulevard entrance on CR 673.

b. Site access – internal vehicular access to lots and parking areas will be provided via an approved park roadway.

c. Road classification – the Resort will have one "primary road" which begins at the entrance to the Resort from CR 673 and extends through the property to the northern extent of the property for approximately 3,450 feet.

d. Road Design Standards – All internal access roads (Primary and "A" roads), except the boulevard entrance, will have a minimum right-of-way width of 50 feet and a minimum pavement width of 24 feet (12 feet for each lane of travel). The boulevard entrance will have a minimum right-of-way width of approximately 84 feet and a pavement width of 24 feet for inbound traffic and 20 feet for out bound traffic.

Class "A" roads are designed and will be constructed to the standards specified in Section 13-524.

There are two "dead-end" roads shown on the Resort site plan. These roads will have a cul-de-sac turn-around, which meets the minimum standards of fifty (50) feet radius to the inside lane edge-of-pavement.

Sec. 13-572. Water Supply

(a)(1) Water supply system required – The Southern Motor Coach Resort will be served by an on-site, central, potable water supply system that is adequate to accommodate the needs of residents within the development. It is anticipated that the system will include two (2) twelve inch production wells.

(a)(2) Level of Service Standards – The adopted level of service for potable water supply is 169 gallons per capita per day. Previously approved development in Sumter County, which were restricted to adults over 55 years of age, have been accepted with an average number of persons per residential unit of 1.9. This lower number of persons per unit is applicable to RV units due to the smaller size of the unit and the use of the unit by persons of retirement age. Based on a maximum of 385 lots (units) and an average of 1.9 persons per RV unit, the estimated maximum population for the development is 732.

Average daily flow: 732 pop. X 169 gpd = 123,708 gallons per day

Maximum daily flow: 2.5 X 123,708 = 309,270 gallons per day

Peak hour flow: 3.5 X 123,708 = 432,978 gallons per day

Central potable water supply will be supplied on-site with the installation of two 12 inch wells located on the south portion of the property, near CR 673 and west of the planned entrance boulevard.

(a)(3) Water supply wells – the two proposed public water supply wells within the Resort will be reviewed and approved by the County as required by this section of the Code. The property include 4 existing wells which be used for irrigation if feasible.

Sec. 13-573. Sewage Disposal Systems.

(a)(1) Sewage disposal facilities required – The Southern Motor Coach Resort will be served by the City of Bushnell central sewage disposal system via a six (6) inch force main which extends from the property to the City system.

(a)(2) Level of Service Standard – The adopted level of service for wastewater treatment capacity is 100 gallons per capita per day. Based on the adopted level of service, the average daily flow equals 73,200 gallons per day (732 population X 100 gpd = 73,200 gallons per day).

Wastewater service to the Resort will be limited by the size of the force main, which is required by a Stipulated Settlement Agreement between Sumter County and the Florida Department of Community Affairs (Case No.: 09-2247GM, Exhibit B, item "d").

The Property shall be served by central sanitary sewer service from the City of Bushnell. This will be accomplished through the installation of a sanitary sewer force main which is limited in size diameter, not greater than 6 inches, to provide the minimum flow required to transfer waste water to the City of Bushnell's sanitary sewer system. The County agrees that no new development will be authorized to connect to this line for a distance of 12,300 feet or 2.33 miles, running north along U.S. Highway 301 from the intersection of County Road 673 and US 301.

The City of Bushnell requires a sewage flow generation capacity of 75 gallons per unit per day. This flow generation rate equals 28,875 gallons per day. With the addition of the Clubhouse and added fixtures, the actual calculated sanitary sewer average daily flow (ADF) is 31,038 gpd. However, the proposed 6 inch force main will have sufficient flow capacity to serve the development at a flow rate of 73,200 gallons per day (100 gallons per capita per day).

(a)(3) Wastewater system approval – The planned improvement for wastewater facilities will be required to comply with the regulations of the Florida Department of Environmental Protection (FDEP).

Sec. 13-574 Electrical power

(a)(3) RVPUD – All lots within the Southern Motor Coach Resort will be provided with approved electrical connections for a minimum service of 110/115 volt AC at fifty amps.

Division 7. DRAINAGE AND STORM WATER MANAGEMENT STANDARDS

Sec. 13-591. General Design Standards

(a) Adequate system required – An adequate drainage system will be designed and built by the developer at no cost to Sumter County. The design will be reviewed by the county engineer and the Southwest Florida Water Management District.

(b)(1) and (2) Level of service standard – The project is within an open basin and the drainage system will be design to retain the difference in predevelopment and post development runoff of a 25-year, 24-hour storm event and meet the requirements of Southwest Florida Water

Management District. All stormwater treatment and disposal facilities will meet the design and performance standards required in applicable Florida Statutes and Florida Administrative Code.

(c) Natural drainage system utilized to extent feasible – The development's grading will be designed to follow the natural contours of land where feasible. The system will be designed to maintain existing flow patterns.

(d)(1) and (2) Coordination and adjacent properties – The drainage system will be designed to maintain existing flow patterns from offsite runoff by routing through the project site. The system will be designed to only discharge offsite the difference in predevelopment and post development runoff of a 25-year, 24-hour storm event.

(e)(1) Developments must drain properly – The proposed development's drainage system will be adequate to prevent the undue retention of surface water on the development site.

Sec. 13-592. Other design considerations

(a)(1)(a), (b), and (c) Design standards – The stormwater management system will be designed for performance, long life, low maintenance costs and so that each phase of the development is capable of functioning independently of other phases. All detention ponds will be freely accessible for maintenance from public access ways.

(a)(2) Prohibited discharge – No surface water will be channeled or directed into sanitary sewers and no surface water will be directed to wetlands without required treatment per Sumter County and the Water Management District.

(a)(3) Lot line conflicts – Where feasible lot boundaries will coincide with natural and preexisting man made drainage ways.

(b)(1), (2), and (3) Drainage easements – When needed all drainage easements will be sized per this code.

(c)(1) and (2) Swales – The proposed development is anticipated to utilize curb and gutter throughout the majority of the project site. If roadside swales are proposed they will be within the road R/W. Lot line swales will be used to convey stormwater runoff to drainage system and will not retain/detain stormwater.

(d)(1) Detention/retention areas – Side slopes will be constructed with a maximum of 4:1 slope, where steeper slopes are proposed a fence will be constructed.

Division 8. FLOODPLAIN AND FLOODWAY OVERLAY ZONES STANDARDS

Sec. 13-601. Design Standards

The effective FEMA-issued Flood Insurance Rate Map (FIRM) for the proposed development indicates Zone A flood zones over portions of the property. Zone A represents an approximate flood zone where no Base Flood Elevation has been established. The applicant has conducted a detailed site-specific flood study to establish Base Flood Elevations and is currently in the process of preparing a submittal to FEMA for a Letter of Map Revision (LOMR). The current results of the flood study indicate significant reductions to the onsite flood zones. The proposed development will focus on lands outside of the flood zone however fringe impacts to the 100 year flood plain are likely. All flood plain impacts will be adequately compensated on-site and be represented in drainage calculations certified by a Florida Registered Professional Engineer and reviewed by proper regulatory agencies and follow this section of Sumter County Land Development Code.

Division 9. SETBACK AND BUFFER STANDARDS

Sec. 13-611. Building/structure setback design standards

(b)(1) Front Setbacks – Table 13-611A requires that all structures and RV units be setback a minimum of 20 feet from the right-of-way. The proposed front setback from the right-of-way is 15 feet due to the minimum right-of-way width within the RVPUD is 50 feet which exceeds the minimum width required per Sumter County code of 40 feet.

(c)(1) Setbacks – Table 13-611B requires that all structures and RV units on Class "A" sites be setback a minimum of 7.5 feet from a lot line. The proposed rear setback is 7.5 feet where the lot adjoines another lot and 0 feet where the lot adjoins a perimeter buffer. The minimum dimensions of a lot is 40 feet by 87.5 feet this will provide sufficient space to place a RV motor coach unit, and lot improvements on each lot to meet the minimum setback.

Sec. 13-612. Buffer design standards

(a) General – The Southern Motor Coach Resort site plan includes buffers which are designed to meet and, in several locations, exceed the buffer requirements of the Sumter County Land Development Code.

(b)(2)c.2. [Planned unit development zones] RVPUD zone – The Southern Motor Coach Resort adjoins property with a land use zone other than RVPUD; therefore, the required minimum separation width is twenty (20) feet. The site plan reflects a minimum buffer along all property lines of 20 feet except for the property boundary on the north side of the property extension between the project entrance and US 301. This property is formerly known as the "Wilder

Tract" and adjoins property currently owned by the St. Catherines Church. The adjoin property is predominately covered by the 100-year floodplain and wetlands. Therefore, development potential of this property will be limited. Therefore, the buffer area along this property boundary is proposed to be ten (10) feet. This reduction in the required 20 foot buffer separation will enable an additional 10 feet of buffer along the property's frontage on CR 673 and US 301.

A pedestrian trail is planned to be incorporated into the buffer area along several property boundaries to provide a pedestrian linkage to the centrally located clubhouse and the large open space area located in the northern portion of the property. In these instances, the buffer separation is increased to thirty (30) feet.

The uses adjacent to the property are agriculture and single family homes. There is a total of 19 separate parcels which actually adjoin the Southern Motor Coach Resort property (this does not include the two parcels located across CR 674, west of the property). Single family homes located on these parcels are typically located in the central portion of the property and are several hundred feet from the property boundary. The property boundary located west of the project entrance, except for the extension of property extending west, along CR 673 and the property adjoining the right-of-way of CR 674, will include a six (6) foot high opaque, wooden fence. Likewise the property boundary on the east side, extending from the St. Catherine Church property to the applicant's property (formerly the Oxedine property) will have a six (6) foot opaque fence. These buffers separations are depicted on a buffer map included in this application.

(c) Screening – The majority of the Resort property adjoins property with an Agriculture, A5, zoning designation. There are two adjoining parcels with a RR5 zoning designation and one with a RR1 zoning designation. Table 13-612A does not appear to address screening requirements for a RVPUD. Section 13-612(C)(3)(2) states that "where PUD development occurs adjacent to developed property of a different density or use, or visa versa, the screening requirements for the zone most closely matching the PUD density or use shall apply." The average density for the Southern Motor Coach Resort is 3.0 units per acre. The zoning category which most closely matches the RVPUD density is R4M. Table 13-612A indicates that a Type "C" screen is required between R4M uses and an Agriculture zoning district. A Type "C" screen requires 50% opaque screening from the ground to a height of at least 2 feet at the time of occupancy and capable of achieving at least 50% opaqueness between the height of 2 feet and 4 feet within 2 years of occupancy. This minimum screening will be provided and will be exceeded with the installation of a 6 foot high wooded fence along much of the property boundary as described above.

There are two 5 acre parcels adjoining the Resort which have a zoning designation of RR5. Table 13-612A indicated that there is no screening required between a R4M zoning district and a RR5 zoning district. However, these parcels will be screened from the RVPUD with a 6 foot high wooden fence.

Additionally, there is a one acre parcel, which has a zoning designation of RR1 adjoining the Resort on the east side of the property. Table 13-612A indicates that there is no screening required between a R4M zoning district and a RR1 zoning district. However, this parcel will be screened from the RVPUD with a 6 foot high wooden fence.

Buffering/Screening from Roadways – The Southern Motor Coach Resort property adjoins three roads, US 301, classified as an arterial road; CR 673, classified as a collector road; and, CR 674, classified as a collector road. The property has approximately 550 feet of frontage on US 301. The site plan depicts an average buffer area between development and the US 301 right-of-way of approximately 100 feet. The corner of one lot will be located approximately 50 feet from the US 301 right-of-way. This buffer area is currently heavily wooded with natural vegetation. This natural vegetation will be retained and maintained in this area.

The Resort has approximately 1,650 feet of frontage on CR 673. The entrance drive into the Resort is located approximately 850 feet west of the property boundary at US 301 and CR 673. The only development proposed along this frontage will be east of the project entrance, between the entrance drive and US 301. The average buffer separation between lots and the right-of-way of CR 673 is 100 feet. The corner of two lots will be approximately 40 feet from the right-of-way. This area is currently heavily wooded with natural vegetation which will be retained and maintained as a screen between the development and the road.

The Resort property has approximately 1,350 feet of frontage on CR674. The majority of this frontage, or 1,100 feet is designated as open space. There is only one lot planned to be located near CR 374 which will be separated from the road right-of-way by approximately 30 feet. In addition to the lot, a road within the development terminates with a cul-de-sac near CR 674. The edge of pavement of the cul-de-sac will be approximately 20 feet from the CR 674 right-of-way.

DIVISION 10. RECREATION AND OPEN SPACE STANDARDS

Sec. 13-622 Common open space design

(a) Required for PUD – The Southern Motor Coach Resort is required to provide a minimum of 50% of the site as open space. This section of the Sumter County Land Development Code

requires that common open space, as required by the RVPUD, be provided through dedication, reservation or as otherwise approved by the commission. Furthermore, item "h" of Exhibit "B" of the Stipulated Settlement Agreement requires that "the owner shall place the undeveloped portion of the Property that is identified as open space, the 100-year flood plain, and delineated wetlands in a conservation easement, in a manner and form allowed by state law. Such easement shall be recorded in the Public Records of Sumter County, Florida, with the understanding that it is binding on the Owner's successors and assigns."

(b) Amount required – The amount of open space required by Sec. 13-332(a)(8)b.11.b) for an RVPUD is 50%. Fifty percent of the property, which is approximately 127 acres, is 63.5 acres. The Southern Motor Coach Resort will provide a minimum of 63.93 acres of open space.

(c) Location, shape and size of open space parcels – The open space provided within the Southern Motor Coach Resort is predominately the area identified as the 100-year floodplain. All of the open space areas within the development will be conveniently, safely and legally accessible. The different open space areas will be linked with an internal pedestrian trail/path which will have access to lots within the development. The open space areas provided will be shaped and sized to be functionally usable.

(d) Development of Open Space – All of the open space provided within the Southern Motor Coach Resort will be accessible and available for use by residents of the development. Designated open space areas which are wooded, will retain as much of the existing trees and vegetation as possible. Wooded areas within the large open space area located on the northern portion of the property and the open space area located adjacent to US 301 and CR 673 will be retained. These areas will be maintained by cleared of underbrush, removal of dead/decaying trees removed, and some thinning of trees to create a more desirable area.

(e) Preservation of Open Space – The area designated for common open space will be protected through the creation of a conservation easement as described in (a) above. This area will be dedicated to a homeowners association.

DIVISION 12. RESOURCE PROTECTION STANDARDS

Sec. 13-641. Wetlands

There are 3 surface water/wetland areas present in the open pasture of the northwest corner of the property. These surface water/wetland areas are wide, excavated trench ponds, approximately 60 to 100 feet wide and 225 to 600 feet long. These ponds were apparently excavated by dragline in the past and are located within the 100-year floodplain. The

excavation of these ponds has provided watering for cattle and some drainage and drying of the surrounding historic wet pasture. Mucky soils persist on the floodplain flats surrounding the ponds, but oxidation of these organic soils and receding movement of wetland vegetation to the pond margins indicate a dehydration trend over the area. Wetland vegetation on the banks and in the submerged area of these ponds is affected by cattle pressure. These wetland areas are located within the area designated as open space.

Sec. 13-643. Groundwater quantity/quality

Potable water supply for the Southern Motor Coach Resort will be provided by an on-site well and water production facility. The installation of wells on the property will be permitted by the Southwest Florida Water Management District. Additionally, all drainage features incorporated into the development of the project will be consistent with SWFWMD water conservation rules and policies.

Sec. 13-644. Flora and fauna

(a)(1) [Design standards] Endangered and threatened species – A survey of listed wildlife and plant species was conducted in April 2008. Species of interest consisted of those designated by the U.S. Fish and Wildlife Service as endangered, threatened or under review for listing; those designated by the Florida Fish and Wildlife Conservation Commission as endangered, threatened, or species of special concern; and those designated by the Florida Department of Agriculture and Consumer Services as endangered, threatened or commercially exploited.

The results of this survey concluded that there are no critical habitats located on or adjacent to the property, and no listed plant species were found. The listed animals found on the site were the Gopher Tortoises and a single Southeastern American Kestrel, listed as threatened by the State of Florida, and a single Sherman's Fox Squirrel, listed as a species of special concern by the State. The Florida Fish and Wildlife Conservation Commission will be consulted regarding requirements and recommendations for avoidance, management, and mitigation for impact or habitat modifications that would adversely affect the Southeastern American Kestrel and the Sherman's Fox Squirrel.

Twenty-four (24) borrows of the Gopher Tortoise were found, physically marked and mapped by GPS. Development of the property will comply with the provisions of Chapter 68A-27.0012, Florida Administrative Code, regarding the conservation and management of the Gopher Tortoises found on the property.

(a)(2) [Design standards] Flora – There are no areas on the property which are identified as unique or extensive areas of native vegetation communities. Develop is clustered outside of the 100-year floodplain.

(a)(3) [Design standards] Fauna – The development will utilize cluster development to conserve habitat located in the wooded pasture land in the northern portion of the property.

Sec. 13-645. Waste disposal

(a)(1) [Design standards] General – The project will include a solid waste/trash compactor on site for the disposal of solid waste.

(a)(2) [Design standards] Liquid waste – there will be no discharge of liquid waste to water areas or a sewage treatment system that cannot be properly treated.

(a)(3) [Design standards] Septage and wastewater treatment plant residue (sludge) land application – Wastewater will be sent to the City of Bushnell wastewater treatment plant via a 6 inch force mail installed along US 301 and properly treated and disposed of by the City of Bushnell's exiting treatment plant.

Sec. 13-649. Soils

(b) Development – Any land disturbance which will result in a change in the natural cover or topography will be done in accordance with approved construction/engineering plans. Such disturbance will provide for erosion control methods and utilize best management practices to control soil erosion during development.

DIVISION 15 SIGN STANDARDS

Sec. 13-691. General

The Resort will have two entry signs, located on each side of the entrance drive, fronting on CR 673. These signs will comply with the design standards contained in Sec. 13-692.

SECTION 4

Site Suitability

SECTION 4: Site Suitability

Southern Motor Coach Resort

I. Site Description

The site is currently undeveloped and has historically been used as open, improved pasture and oak-woods pasture. Topography of the site is relatively flat (see Map C, Topographic Map) with a very gentle slope from south to the north where a 100-year floodplain area is located in the northern portion of the property (See Map D, Floodplain Map). This floodplain area includes some wetland areas and three open water ponds which were excavated in the past for drainage and to provide watering for cattle. No development will occur within the 100-year floodplain or wetlands. The majority of the flood-prone area will be preserved as an open space amenity for Resort residents. The developer intends to preserve existing trees where feasible, including mature oak trees located along the property boundary, which provide buffering and an aesthetic viewshed to nearby residents.

The subject property is located in an area that consists primarily of low-density, rural residential housing and undeveloped, pasture land. An institutional use, the St. Catherine Missionary Baptist Church, is located immediately east of the site, between the site and US Highway 301. See Map B, Florida Land Use & Cover Classification System (FLUCCS) for a complete overview of the existing uses on and surrounding the site.

Soils on the property vary from deep sandy soils, Sparr fine sand and Eaugallie fine sand, which are somewhat poorly drained, to poorly and very poorly drained soils, Kanapaha sand and Okeelanta muck (see map E, NRCS Soils Map). The majority of the site is Sparr and Eaugallie fine sand which will support development of the type proposed with proper engineering and drainage design. The poorly drained soils, which are located in the floodplain and wetland area of the property, will not be developed except for road crossings.

II. Floodplain

The effective FEMA-issued Flood Insurance Rate Map (FIRM) for the subject area indicates Zone A flood zones for approximately 50.64 acres or 38% of the property. Zone A represents an approximate flood zone where no Base Flood Elevation has been established. The applicant has conducted a detailed site-specific flood study to establish Base Flood Elevations and is currently in the process of preparing a submittal to FEMA for a Letter of Map Revision (LOMR). The current results of the flood study indicate significant reductions to the onsite flood zones. Development will focus on lands outside of the flood zone; however, some impacts to the 100 flood plain are likely where roads must cross these areas to gain access to the upland areas of the property. All flood plain impacts will be adequately compensated on-site and be represented in drainage calculations certified by a Florida Registered Professional Engineer.

Flooding at this site during the 2004 hurricane season would have likely been concentrated at the northern portion of the property. The lowest elevations of the existing site are found in this area. The site plan limits development activities in this area. Improvements are anticipated to include passive recreational activies such as trails and open space. Occasional flooding would not be detrimental to the anticipated uses in this location. Flood plain compensation areas will be designed in this area to offset any proposed impacts to the 100 year flood plain (as established in the flood study) within the subject drainage basin.

III. Drainage

The site appears to be divided into 3 drainage areas in the existing condition. There is a ridge line bisecting the site from east to west adjacent to SW 97th Avenue. The Ridge line is above elevation 70, that portion of the site south of this ridge drains to the south towards CR 673, the area to the north drains to the north to the wetlands and floodplain area at the north side of the site. The second ridge line lies on the west side of the site and runs in the northeast direction. The east portion of the site drains to a low point to the north. The bulk of the site drains to the north to the wetlands and floodplain area that encompasses the bulk of the north side of the site.

Storm water runoff from the impervious areas created on the subject property will be conveyed to the onsite storm water management areas. Such areas will be designed to meet the requirements of the Southwest Florida Water Management District and Sumter County as they pertain to water quality and discharge quantity.

Given that the current results of the detailed site-specific flood study indicate a significantly reduced on site flood zone, in addition to the fact that the project will be designed in accordance with all applicable local, state, and federal regulations, the subject site is suitable for the increased development potential that would be allowed by the proposed amendment. Additionally, based on the flood study, the property will be able to be developed for the intended use and comply with Objective 3.1.2 and Policy 3.1.2.4 of the Sumter County Comprehensive Plan.

IV. Wetlands

There are 3 surface water/wetland areas present in the open pasture of the northwest corner of the property. These surface water/wetland areas are wide, excavated trench ponds, approximately 60 to 100 feet wide and 225 to 600 feet long. These ponds were apparently excavated by dragline in the past and are located within the 100-year floodplain. The excavation of the these ponds has provided watering for cattle and some drainage and drying of the surrounding historic wet pasture. Mucky soils persist on the floodplain flats surrounding the ponds, but oxidation of these organic soils and receding movement of wetland vegetation

to the pond margins indicate a dehydration trend over the area. Wetland vegetation on the banks and in the submerged area of these ponds is affected by cattle pressure. These wet land area are located within the area designated as open space and will be protected.

V. Roadway

Location of a RV park, such as the one proposed with this application, requires access to collector and arterial roadways due to the nature of the RV traveler. The location of the proposed RV PUD, on CR 673, provides access to one of only two access interchanges on Interstate 75 with proximity to the City of Bushnell. The entrance to the RVPUD will be located on CR 673, approximately 875 feet from the intersection of CR 673 and US 301, which is classified as an arterial roadway. There is sufficient capacity on these roadways to accommodate the anticipated traffic from the Southern Motor Coach Resort.

VI. Emergency Services

Health Care – The Citrus Memorial Hospital is located approximately 25 miles from the site. The facility contains 198 beds and has over 150 physicians. The location of the hospital is identified on the Public Facilities Map.

Fire Protection – The site is under the jurisdiction of the Sumter County Fire Rescue. The primary communications center for Sumter County Fire Rescue is located in the Sumter County Board of County Commissioners Office, approximately four miles north of the proposed development. The nearest fire station is located at 12042 County Road 684, approximately two miles south of the proposed development.

Police Protection and Security – The Sumter County Sheriff's Office is located approximately four miles north of the proposed development in the City of Bushnell.

Emergency Medical Services (EMS) – The Citrus Memorial Hospital is located approximately 25 miles from the site. All emergency calls are received through the Sumter County Sheriff's Office. Ambulances are dispatched from Station 44 at 108 East Belt Avenue, approximately five miles north of the site.

SECTION 5

Traffic Methodology

TRAFFIC IMPACT ANALYSIS
TRAFFIC STUDY METHODOLOGY
Southern Villas Motorcoach Resort
Sumter County, Florida
October 6, 2009

1- Introduction

The proposed development site is anticipated to consist of up to 385 motorcoach (RV) spaces, located on approximately ± 135 acres in the northwest quadrant of the US 301 & CR 673 intersection in Sumter County, Florida. The buildout year is proposed to be 2013. The guidelines as outlined in the Sumter County document, *Guidelines for Traffic Impact Analysis (TIA)*, dated July 17, 2007, will be followed in conducting this traffic study.

Access to the site is anticipated to be provided through one full access connection onto CR 673. The gated access onto CR 674A will be used as a temporary construction and emergency access only. A site plan is included as an attachment.

2- Trip Generation

The project trip generation potential will be determined using the rates documented in the Institute of Transportation Engineers' (ITE), *Trip Generation,* 8th Edition (2008) for ITE Land Use Code (LUC) 416, Campground/Recreational Vehicle Park.

Pass-by capture and internal capture will not be considered in the trip generation analysis due to the nature of the proposed land use. The trip generation results in Table 1 indicate that the proposed development is expected to generate 142 net, new, two-way external project trips (98 entering/44 exiting) during the p.m. peak hour. The net, new project trips were used as the basis for the assignment of project traffic onto the public roadway system. The trip generation potential for this development is included as an attachment.

TABLE 1
P.M. Peak–Hour Project Trip Generation

Land Use	Size	Entering	Exiting
Campground/Recreational Vehicle Park	385 Occupied Spaces	98	44
Net, New External Project Trips =		**98**	**44**

3- Trip Distribution

General trip distribution of project traffic will be determined based upon the Central Florida Regional Planning Model (CFRPM) select zone analysis run for year 2013. The CFRPM distribution plots are provided as an attachment. Manual adjustments may be made to the model generated distribution based upon existing traffic patterns near the

project site and supplemented by the location of existing and proposed attraction-based land uses. Specific assignment of project trips at the proposed project driveway will be based upon engineering judgment.

4- Study Area Determination

Based upon the daily trip generation potential of the proposed development, this project will be analyzed as a Major LDTA. As described in the traffic impact analysis guidelines for Sumter County, study segments are defined as segments within 1 mile of the project site and segments outside the 1 mile of the project site where the project traffic consumes greater than 3% of the Generalized Peak Hour Two-Way Maximum Service Volume or where the two way peak-hour project traffic exceeds 70 trips. Service volumes were obtained from the Sumter County Concurrency Management System spread sheet (version: 08-21-2008). At a minimum, the directly accessed segment will be evaluated.

Traffic will be distributed on the roadway network using information available from the Sumter County Concurrency Management System (Tier 1 Spreadsheet, version: 08-21-2008). The Tier 1 spreadsheet is provided as an attachment.

5- Traffic Count Data

Vehicle turning movement volume counts will be collected at the study intersections during the weekday 2009 p.m. peak-hour period (between 4:00 p.m. to 6:00 p.m.), and will be adjusted to reflect peak-season conditions using information contained in the FDOT's most recent *Florida Traffic Information* database.

6- Analysis Year Scenarios

Conditions will be analyzed for the following scenarios: existing conditions, base year conditions (if mitigation is required), and future year (2013) conditions. All future year analysis will include background and project traffic volumes.

Improvements included in the first three years of the Sumter County Capital Improvement Plan (CIP) and the FDOT Work Program in the project area will be included in the future year analysis scenario.

7- Background Traffic

A growth rate per year as published in the Sumter County Concurrency Management System (Tier 1 Spreadsheet, version: 08-21-2008) will be used to establish background volumes.

8- Traffic Analysis

An intersection analysis will be performed if the approach links are operating at 90% or more of the Level of Service C Peak Hour Two-Way Generalized Maximum Service Volume, or if more than 70 two-way, p.m. peak-hour project trips traverse a roadway segment.

A facility analysis will be performed if the total traffic on an impacted roadway segment

consumes 90% or more of the Level of Service C Peak Hour Generalized Planning Capacity, or if the project consumes equal to or greater than 3% of the LOS "C" Peak Hour Two-Way Generalized Maximum Service Volume, or if more than 70 two-way, p.m. peak-hour project trips traverse a roadway segment.

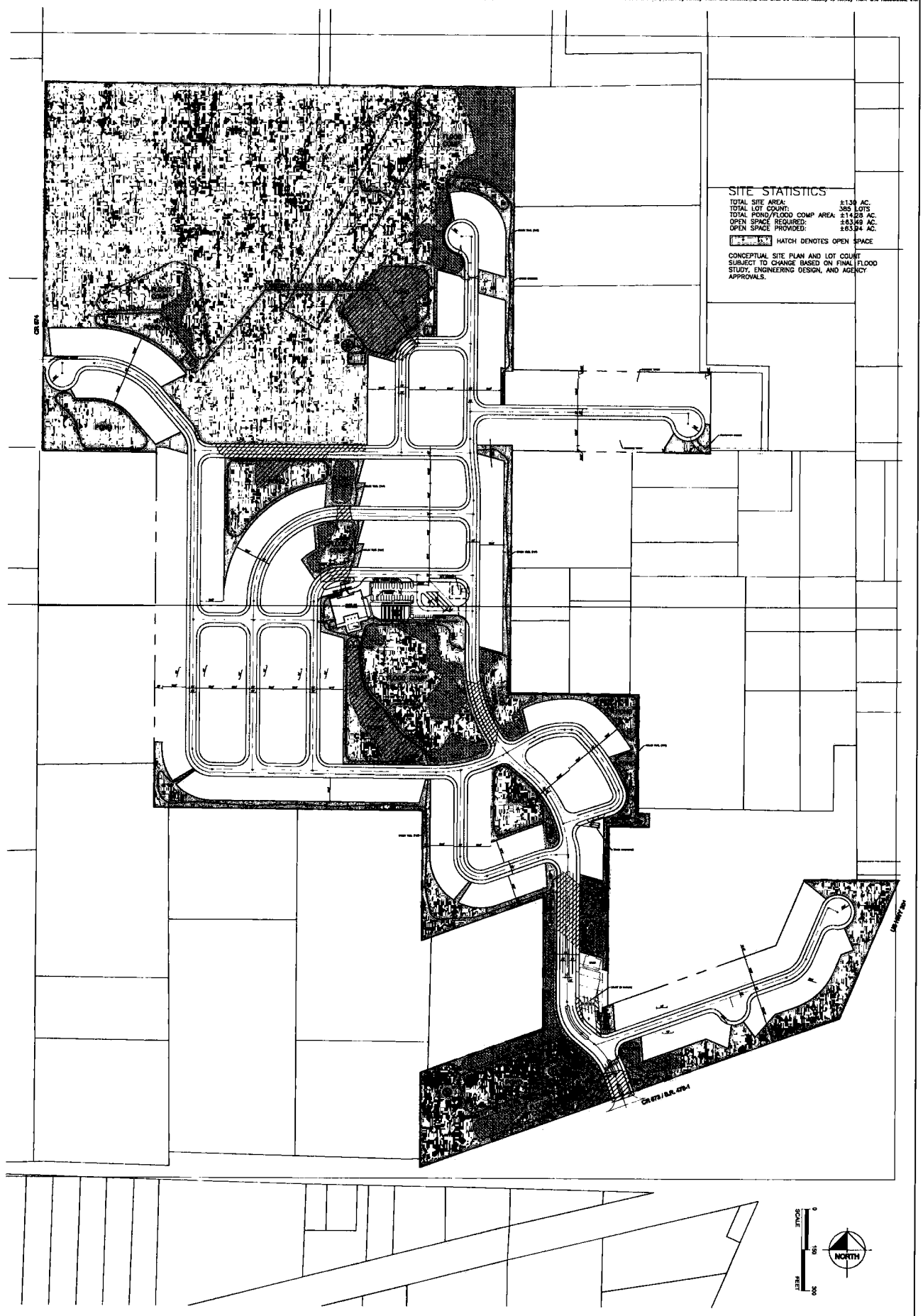
The Sumter County Concurrency Management System (Tier 1 Spreadsheet, version: 08-21-2008) will be used to study the impacted roadway segments. If a more detailed analysis is required, the most recent version of *Synchro* or *HighPlan/ArtPlan* will be used.

Furthermore, the roadway characteristics, such as the maximum service volume and level of service standard, will be taken from the Sumter County Concurrency Management System (Tier 1 Spreadsheet, version: 08-21-2008).

Study area intersections will be analyzed using the most recent version of the *Highway Capacity Software* for unsignalized intersections and the most recent version of *Synchro* for signalized intersections.

9- Traffic Impact Analysis Documentation

Documentation of the TIS will be presented in a report format consistent with the guidelines provided in the July 17, 2007, *Traffic Impact Analysis* for Sumter County.



SITE STATISTICS

TOTAL SITE AREA:	±139 AC.
TOTAL LOT COUNT:	385 LOTS
TOTAL POND/FLOOD COMP AREA:	±14.28 AC.
OPEN SPACE REQUIRED:	±63.48 AC.
OPEN SPACE PROVIDED:	±63.94 AC.

HATCH DENOTES OPEN SPACE

CONCEPTUAL SITE PLAN AND LOT COUNT SUBJECT TO CHANGE BASED ON FINAL FLOOD STUDY, ENGINEERING DESIGN, AND AGENCY APPROVALS.

SCALE 0 150 300 FEET

NORTH

SHEET NUMBER | PROJECT NO. | DATE

SOUTHERN VILLAS RV PARK

SUMTER FLORIDA

CONCEPTUAL SITE PLAN

SCALE | DESIGNED BY | DRAWN BY | CHECKED BY

DESIGN ENGINEER:

FLORIDA REGISTRATION NUMBER:

DATE:

Kimley-Horn and Associates, Inc.

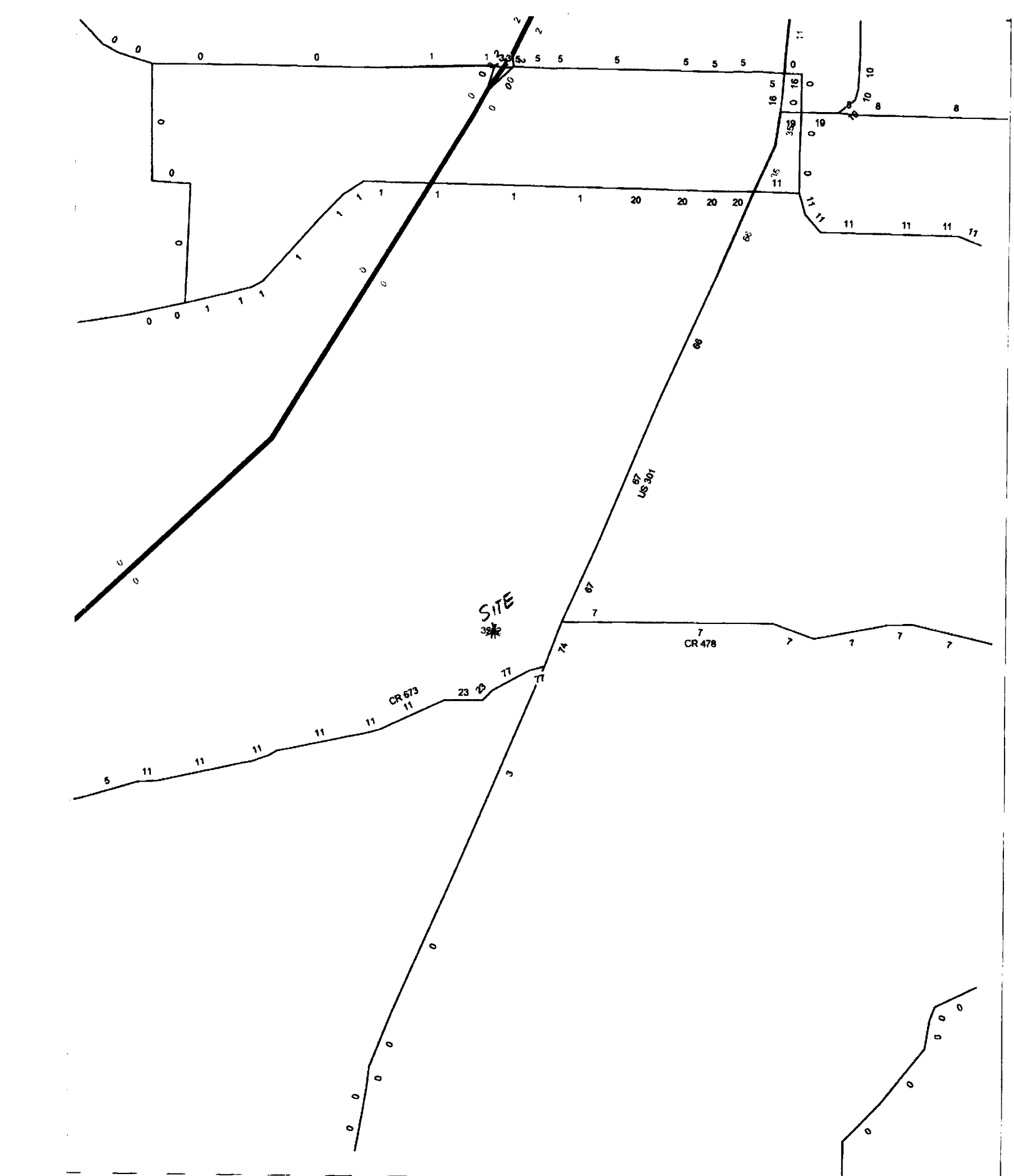
3875 INNOVATION DRIVE, LAKELAND, FL 33812
PHONE: 863-701-8702 FAX: 863-701-9632
WWW.KIMLEY-HORN.COM CA 00000696

No.	REVISIONS	DATE	BY

SOUTHERN VILLAS MOTORCOACH RESORT
TRIP GENERATION

P.M. PEAK-HOUR PROJECT TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		GROSS TRIPS			INTERNAL CAPTURE		TOTAL EXTERNAL TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent In	Percent Out	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
Campground/Recreational Vehicle Park	8	416	385	OCS	69%	31%	98	44	142	0.0%	0	98	44	142	0.0%	0	98	44	142
						Total:	98	44	142			98	44	142			98	44	142



CFRPM Select Zone Plot of TAZ 3292 (Highway Only)
Bushnell 674 Properties; Sumter County, Florida
Mon 03 Mar 2008 C:\FSUTMS\D5\CFRPM\v410\Base\YR 2011 E_C\Bushnell 674\HRLDXY.SLZ

cube

Southern Villas Motorcoach Resort

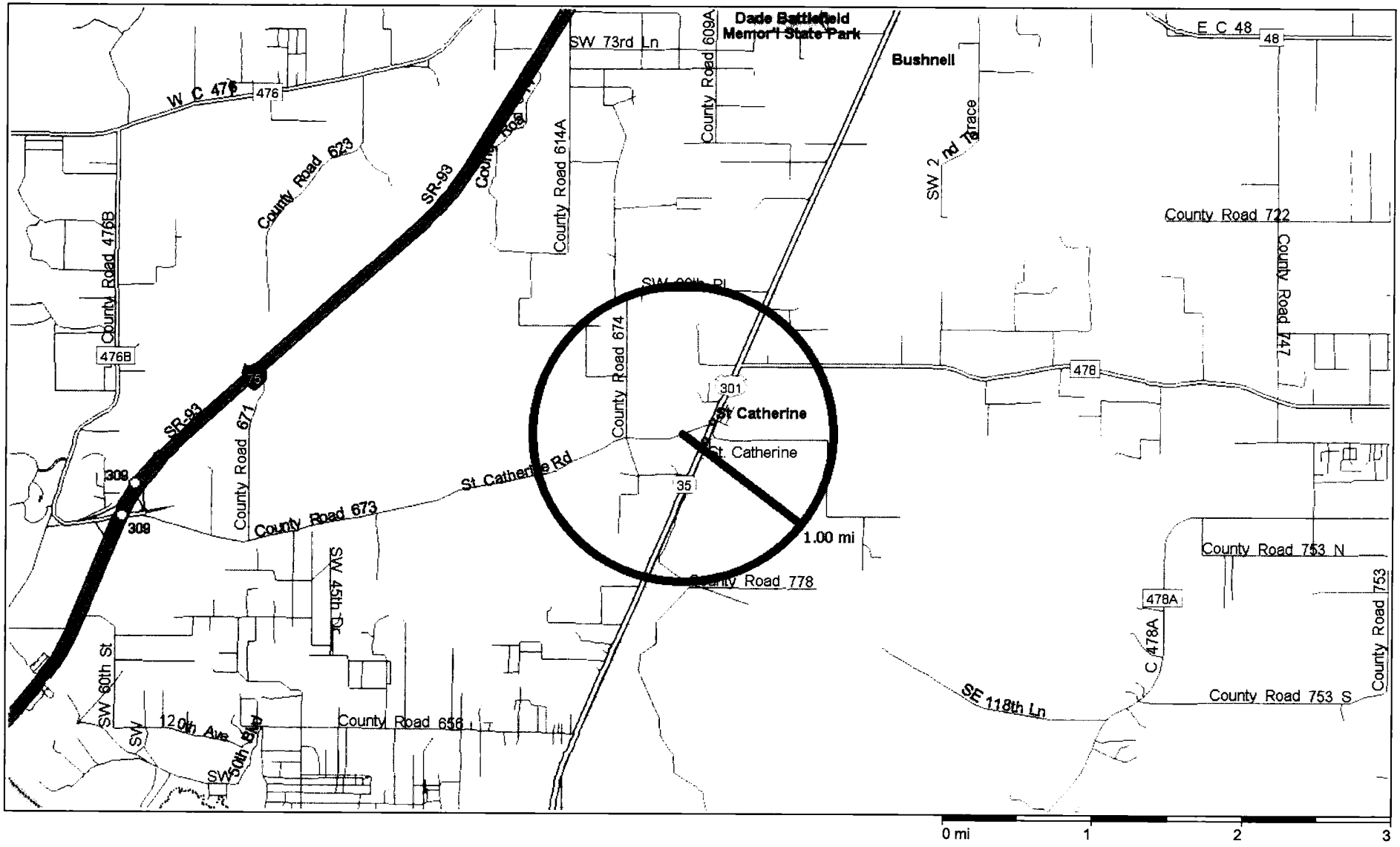


Table 1

Sumter County Concurrency Management System

Tier I Test: To Determine Concurrency or Need for Additional Analysis

Version: 08/21/2006, Valid October 2008 - October 2009, unless superseded

Sorted ascending by Facility ID and On Street

(1) Manually enter the new external project traffic associated with your development. New trips should be reported as peak hour two-way volumes.

New Project Traffic = Total Trips Generated - Pass-By + Internal Capture

(2) Manually enter the total external project traffic associated with your development. New trips and project traffic should be reported as peak hour two-way volumes.

Total Project Traffic = Total Trips Generated - Internal Capture

(3) Review the status columns to verify the level of study that will need to be performed.

1) If the LOS Method is Generalized Tables (Column X) but the "Status" columns indicate "Study 2" then an ARTPLAN analysis will need to be done at a minimum.
2) If the LOS Method is "Conceptual (ARTPLAN)" and "Status" columns indicate "Study 1" an (updated) ARTPLAN analysis will need to be done.
3) If the "Status" columns indicate "Data 1," then data collection is required.

Applicant will enter the % Dis... each segment which will furt... document how the New Exte... Traffic (Column W1) and Tot... Project Traffic (Column W2) ... calculated.

Notes:
1) In the Lanes/Type columns, "0" indicates that the segment does not exist in existing or future years.
2) Refer to the Technical Support Appendix for 2008, 2011 and 2013 LOS Reports for detailed Level of Service Information.

Segment ID	*Facility ID (2008)*	*Facility ID (2011)*	*Facility ID (2013)*	*On Street*	*From Street*	*To Street*	*Existing Number of Lanes and Type*	*Programmed Improvements*	*Hurricane Evacuation Route*	*Strategic Intermodal System*	*De Minimis Status*	*Base Year Volume*	*Base Year of Count*	*Annual Growth Rate*	*AADT (2008)*	*AADT (2011)*	*AADT (2013)*	*K Factor*	*2008*	*2011*	*2013*	*Net New External Project Traffic*	*Total External Project Traffic*	*LOS Method*	*LOS Standard*	*MSV (2008)*	*MSV (2011)*	*MSV (2013)*	*2008 Volume Total*	*2008 V/MSV Ratio*	*2008 Status*	*2011 Volume Total*	*2011 V/MSV Ratio*	*2011 Status*	*2013 Volume Total*	*2013 V/MSV Ratio*	*2013 Status*	*Within Radius of Influence*	*On Study Network*	*Trips Added as Percent of MSV*	*% Distribution*
A	B	B	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	S	T	U	W1	W2	X	Y	Z	AA	AB	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AP	AQ	AR	AS
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	N		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	OK	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	OK	N	N	[illegible]	[illegible]
3549150	42	42	42	C-476 W	SR 93/I-75	US 301/SR 35	2U		Y	N		4,245	2008	2.00%	4,245	4,506	4,687	0.096	416	441	459	28	28	GEN. TABLES	D	1,340	1,340	1,340	444	0.331	OK	469	0.35	OK	487	0.363	OK	N	N	2.09%	20.00%
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		Y	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	OK	[illegible]	[illegible]	OK	[illegible]	[illegible]	OK	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		Y	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	OK	[illegible]	[illegible]	OK	[illegible]	[illegible]	OK	[illegible]	[illegible]	[illegible]	[illegible]
3223060	92	92	92	CR 673	SR 93/I-75	US 301/SR 35	2U		N	N		2,419	2006	2.00%	2,419	2,567	2,671	0.097	235	249	259	109	109	GEN. TABLES	C	1,480	1,480	1,480	344	0.232	OK	358	0.242	OK	368	0.249	OK	N	Y	7.36%	77.00%
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		Y	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	4	4	[illegible]	C	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	OK	[illegible]	[illegible]	OK	[illegible]	[illegible]	OK	[illegible]	[illegible]	[illegible]	[illegible]
3253120	136	136	136	US 301/SR 35	CR 673	C-478	2U		Y	N		4,900	2007	2.00%	4,998	5,304	5,518	0.097	485	514	535	105	105	GEN. TABLES	C	1,480	1,480	1,480	590	0.399	OK	619	0.418	OK	640	0.432	OK	N	Y	7.09%	74.00%
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		Y	N		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	D	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	OK	[illegible]	[illegible]	OK	[illegible]	[illegible]	OK	N	Y	[illegible]	[illegible]
3253180	140	140	140	US 301/SR 35	C-476 W	MAIN ST	4U		Y	N		10,200	2007	2.00%	10,404	11,041	11,487	0.097	1,009	1,071	1,114	50	50	GEN. TABLES	D	2,708	2,708	2,708	1,059	0.391	OK	1,121	0.414	OK	1,164	0.43	OK	N	N	1.85%	35.00%

(1) Manually enter the new external project traffic associated with your development. New trips should be reported as peak hour two-way volumes.

New Project Traffic = Total Trips Generated - Pass-By + Internal Capture

(2) Manually enter the total external project traffic associated with your development. New trips and project traffic should be reported as peak hour two-way volumes.

Total Project Traffic = Total Trips Generated - Internal Capture

(3) Review the status columns to verify the level of study that will need to be performed.

1) If the LOS Method is Generalized Tables (Column X) but the "Status" columns indicate "Study 2" then an ARTPLAN analysis will need to be done at a minimum.
2) If the LOS Method is "Conceptual (ARTPLAN)" and "Status" columns indicate "Study 1" an (updated) ARTPLAN analysis will need to be done.
3) If the "Status" columns indicate "Data 1," then data collection is required.

Applicant will enter the % Dis[…] each segment which will fur[…] document how the New Exte[…] Traffic (Column W1) and Tot[…] Project Traffic (Column W2) […] calculated.

Notes:
1) In the Lanes/Type columns, "0" indicates that the segment does not exist in existing or future years.
2) Refer to the Technical Support Appendix for 2008, 2011 and 2013 LOS Reports for detailed Level of Service Information.

General Information							Lanes/Type		Hurricane Evacuation Route	Strategic Intermodal System	De Minimis Status (2013)	Growth			AADT (Daily Volumes)			K Factor	Segment Peak Hour Two Way Volumes			Net New External Project Traffic	Total External Project Traffic	Facility Level of Service (LOS)		Facility Maximum Service Volume (MSV) Peak Hour Two Way			Conceptual Analysis Required (V/MSV > 90%)									Within Radius of Influence	On Study Network	Trips Added as Percent of MSV	% Distribution
[illegible]	[illegible]	[illegible]	[illegible]	On Street	From Street	To Street	Existing Number of Lanes and Type	Programmed Improvements				Base Year Volume	Base Year of Count	Annual Growth Rate	AADT (2008)	AADT (2011)	AADT (2013)		2008	2011	2013			LOS Method	LOS Standard	MSV (2008)	MSV (2011)	MSV (2013)	2008 Volume Total	2008 V/MSV Ratio	2008 Status	2011 Volume Total	2011 V/MSV Ratio	2011 Status	2013 Volume Total	2013 V/MSV Ratio	2013 Status				
A	B₁	B₂	B₃	C	D	E	F	G	H	I	J	K	L	M	N	O	P	R	S	T	U	W1	W2	X	Y	Z	AA	AB	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AP	AQ	AR	AS

A Segment ID: Unique identifier for each segment provided by the counts.
B Facility ID: Unique identifier for each facility. A facility is a length of roadway composed of segments.
C On Street: The common name assigned to the road segment (street name).
D From Street: Indicates the crossing street or location at which the segment begins.
E To Street: Indicates the crossing street or location at which the segment ends.
F Existing Number of Lanes and Road Type: Existing number of lanes and whether the facility type is Divided (D), Undivided (U), One Way (O), or Freeway (F).
G Programmed Improvements: Improvements made to the Existing Number of Lanes and Road Type such as adding more lanes.
H Hurricane Evacuation Routes: Main corridors that are designated as hurricane evacuation routes in the Comprehensive Plan.
I Strategic Intermodal System: A transportation system comprised of facilities and services of statewide and interregional significance. Level of Service Standards for SIS facilities are established by the state and can not be changed locally.
J De Minimis Status: Indicates segments that are Critical or Near Critical. Critical segments are segments with Volume to Maximum Service Volume Ratio > 100% for Hurricane Evacuation Routes and > 110% for all other roadways.
Near Critical segments are segments with Volume to Maximum Service Volume Ratio > 98% but < than 100% for hurricane evacuation routes and > 90% but < 110% for other roadways for all other roadways.
K Base Year Volume: The last count given to roadway based on the assigned count station(s).
L Base Year Count: The year of the last count for a given roadway.
M Growth Rate Per Year: A compounded rate of growth assigned by different methods, which are used to grow traffic volumes to future years. The rate of growth is applied using one of the following methods:
- Entire history of growth for a particular roadway
- The 10 year history of growth
- The 5 year history of growth
- The 2 year history of growth
- A standard 2% growth rate
- Manually assigned rate of growth

N Annual Average Daily Traffic (AADT) (2008): The AADT (2008) is the 2008 volume passing a segment of roadway in both directions for 1 year divided by the number of days in the year.
O Annual Average Daily Traffic (AADT) (2011): The AADT (2011) is the 2011 volume passing a segment of roadway in both directions for 1 year divided by the number of days in the year.
P AADT (2013): The AADT (2013) is the 2013 volume, using the applied growth rate, passing a segment of roadway in both directions for 1 year divided by the number of days in the year.
R K Factor: The proportion of (AADT) occurring during the 100th highest hour of the year.
S Peak Hour Two Way Segment Volume (2008): The number of vehicles in 2008 that travel in both directions on a specified segment during the 100th highest hour of the year.
T Peak Hour Two Way Segment Volume (2011): The number of vehicles in 2011 that travel in both directions on a specified segment during the 100th highest hour of the year.
U Peak Hour Two Way Segment Volume (2013): The number of vehicles in 2013 that travel in both directions on a specified segment during the 100th highest hour of the year.
W1 New Project Traffic (Peak Hour Two Way Volume): The number of trips added by a new development calculated by the additional number of vehicles that travel in both directions on a specified segment during the peak hour.
W2 Total Project Traffic (Peak Hour Two Way Volume): The total number of trips from a new development calculated by the total number of vehicles that travel in both directions on a specified segment during the peak hour.
X Level of Service (LOS) Method: Calculation of Level of Service using the Florida Department of Transportation (FDOT) Generalized Capacity Tables or performing a more detailed conceptual analysis such as ArtPlan.
Y LOS Standard: The Level of Service standard adopted in the local government Comprehensive Plan.
Z Facility Maximum Service Volume (MSV) Peak Hour Two Way (2008): The maximum rate of flow which may be accommodated under prevailing traffic and roadway conditions while still maintaining the adopted level of service standard for each roadway in 2008.
AA Facility Maximum Service Volume (MSV) Peak Hour Two Way (2011): The maximum rate of flow which may be accommodated under prevailing traffic and roadway conditions while still maintaining the adopted level of service standard for each roadway in 2011.
AB Facility (MSV) Peak Hour Two Way (2013): The maximum rate of flow which may be accommodated under prevailing traffic and roadway conditions while still maintaining the adopted level of service standard for each roadway in 2013.
AD 2008 Volume Total: Segment Peak Hour Two Way Volumes 2008 (Column S) + Project Traffic (Column W1).
AE 2008 V/MSV Ratio: 2008 Volume Total (AD) / 2008 Facility MSV (Z)
AF 2008 Status: If the 2008 Volume Total (Column AD) is > 90% of the 2008 MSV (Column Z) than the Status is OK. If not, then additional study will need to be done.
AG 2011 Volume Total: Segment Peak Hour Two Way Volumes 2011 (Column T) + Project Traffic (Column W1).
AH 2011 V/MSV Ratio: 2011 Volume Total (AG) / 2011 Facility MSV (AA)
AI 2011 Status: If the 2011 Volume Total (Column AG) is > 90% of the 2011 MSV (Column AA) then the Status is OK. If not, then additional study will need to be done.
AJ 2013 Volume Total: Segment Peak Hour Two Way Volumes 2013 (Column U) + Project Traffic (Column W1).
AK 2013 V/MSV Ratio: 2013 Volume Total (AJ) / 2013 Facility MSV (AB)
AL 2013 Status: If the 2013 Volume Total (Column AJ) is > 90% of the 2013 MSV (Column X) than the Status is OK. If not, then additional study will need to be done.
AP Within Radius of Influence: If Minor LDTA, 1/2 mile radius; If Major LDTA, 1 mile radius. Refer to TIS procedures for more information.
AQ On Study Network: Yes if new peak hour two way trips exceed 3% of MSV or 70 trips or if segment is within the radius of influence. Refer to TIS procedures for more information
AR Trips Added as Percent of MSV: Total Project Traffic (Column W2) / Maximum Service Volume (Column AA)
AS % Distribution: The % Distribution for each segment that will be entered by the applicant.

SECTION 6

Variances

<u>SECTION 6</u>: Variance Request from the Sumter County Land Development Code

Southern Motor Coach Resort

Sec. 13-561 – Design Standards

Section 13-561(h)(1)d.2.c), states that "dead-end roads not exceeding three hundred thirty (330) feet in length shall be permitted, however, any such road shall terminate with a cul-de-sac whose radius to the inside lane edge-of-pavement is not less than fifty (50) feet, and shall be signed as a dead end road."

Section 13-561, Design Standards for on-site traffic circulation, parking, loading/unloading and storage areas, subsection (h), *RVPUD,* (1)d.2.a), states that RVPUD roads accessing Class "A" sites shall be constructed as specified in Section 13-528 (this reference should be to Section 13-524, *Geometric Design)*.

Section 13-524(a)(7)b.1), which references "dead-end streets and cul-de-sacs," states that where the potential number of dwelling units to be served by the street (as determined by the proposed development plan or applicable zoning district) does not exceed (60) and where the street centerline length does not exceed one thousand five hundred (1,500) feet (measured from the center of the intersecting street to the center of the turnaround), and where emergency access locations and facilities, acceptable to the commission are approved.

The site plan for the Southern Motor Coach Resort includes four internal roads which terminate with a cul-de-sac. However, two of these roads will have an emergency only access to nearby, existing County Roads. These cul-de-sac roads are summarized as follows:

Cul-de-sac Road Location	Length (feet)	Number of lots accessing road	Comments
Project entrance, extending east of the entrance road	1,000	40	This road will have a turn-around (50' radius) at approx. 500' – complies with Section 13-524(a)(7)b.2).
Northern extent of entrance road.	516	20	Complies with Section 13-524(a)(7)b.1)
Extends east of the entrance road, between the entrance road and CR 654A	815	30	Emergency access to CR 654A from the cul-de-sac.
Northwest area of development, extending toward CR 674	630	20	Emergency access to CR 674 from the cul-de-sac

The four cul-de-sac roads proposed for the Southern Motor Coach Resort comply with Section 13-524(a)(7)b.1) of the Sumter County Land Development Code. Since two of these roads will have an emergency access, they do not qualify as a "dead-end" road, and, therefore, are not subject to Section 13-561.

The specific request is for a variance from Section 13-561(h)(1)d.2.c), which limits the length of a permanent dead-end street to 330 feet. The reason for the request is due to the shape of the property which is not the fault of the owner or the result any action taken by the owner. The requested length of the two roads will provide the ability to access property which is not located within the 100-year floodplain and is capable of being developed under the requested RVPUD zoning designation.

The requested RVPUD is for a development which will have private roads within a gated community. Therefore, the dead-end cul-de-sac roads will not be accessible to the general public and will not be the responsibility of Sumter County.

Sec. 13-612. Buffer design standards

Sec. 13-612(b)(2)c.2.b. RVPUD zone – On property lines adjoining a land use zone other than RVPUD the separation area width shall be twenty (20) feet, except that for unenclosed recreational facilities the separation area shall be thirty (30) feet.

The site plan for Southern Motor Coach Resort meets this standard except for one property boundary. The one area which will require a variance from the 20 buffer area is along the northern boundary of the property which extends east of the project entrance, parallel to CR 673 and US 301. This property boundary adjoins the south boundary of an eleven (11) acre parcel owned by the St. Catherine Church. The specific request is to reduce the buffer area from 20 feet to 10 feet.

Based on the flood study conducted by the applicant/owner's engineer, the majority of the adjoining parcel lies within the 100-year floodplain and is a wetland area. Currently, there is one mobile home located on the only area of the parcel outside of the floodplain, in the center of the parcel. This mobile home is located approximately 300 feet from the property line. Use of this adjoining parcel is significantly limited due to the presence of a large wetland area. Additionally, the wetland area provides a natural buffer area which will effectively separate and screen the development from other developable areas. The reduction in the buffer area on the northern property boundary in this location is being added to the south property boundary,

adjacent to CR 673. This creates the opportunity to have a larger buffer and screening area, which averages approximately 100 feet, along the property's frontage on CR 673.

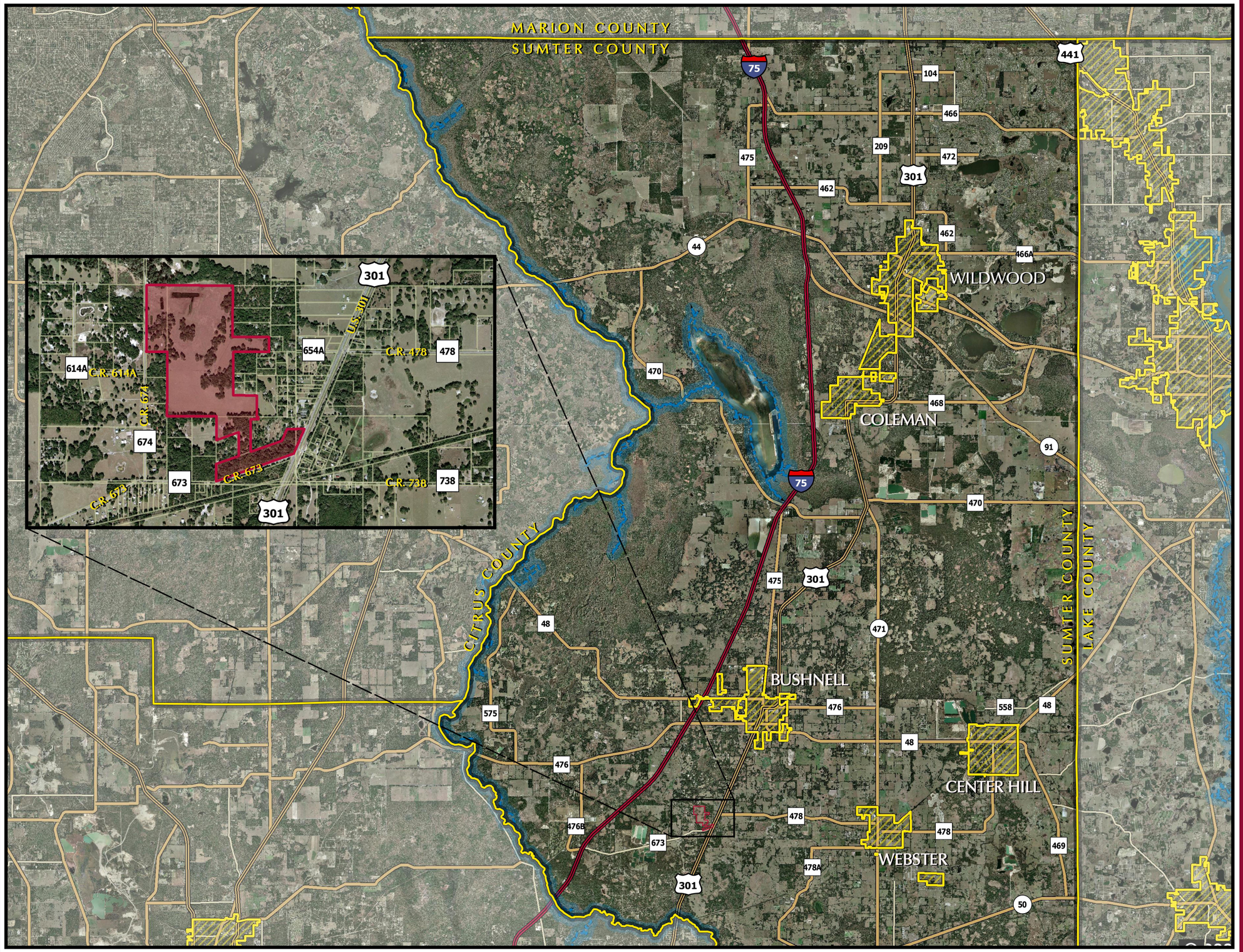
SECTION 7

MAP A – Location Map
MAP B – Future Land Use Map
MAP C – Zoning Map
MAP D – Topographic Map
MAP E – Flooodplain Map
MAP F – Soils Map

County Road 674 PROPERTY, LLC

SUMTER COUNTY, FLORIDA

MAP A
LOCATION MAP



LEGEND

- C.R. 674 PROPERTY BOUNDARY
- COUNTY LINE
- CITY LIMITS
- RIVER/STREAM
- INTERSTATES
- US ROADS
- STATE ROADS
- COUNTY ROADS
- LOCAL ROADS

SOURCE:

Town Center data derivied from the Desoto County Adopted Future Land Use Plan (Received February 2008).

NORTH

0 1.5 3 Miles

SCALE: 1" = 2.75 Miles

MAP DATE: SEPT., 2008
AERIAL FLIGHT DATE:
AERIALS EXPRESS - FEBRUARY 2007

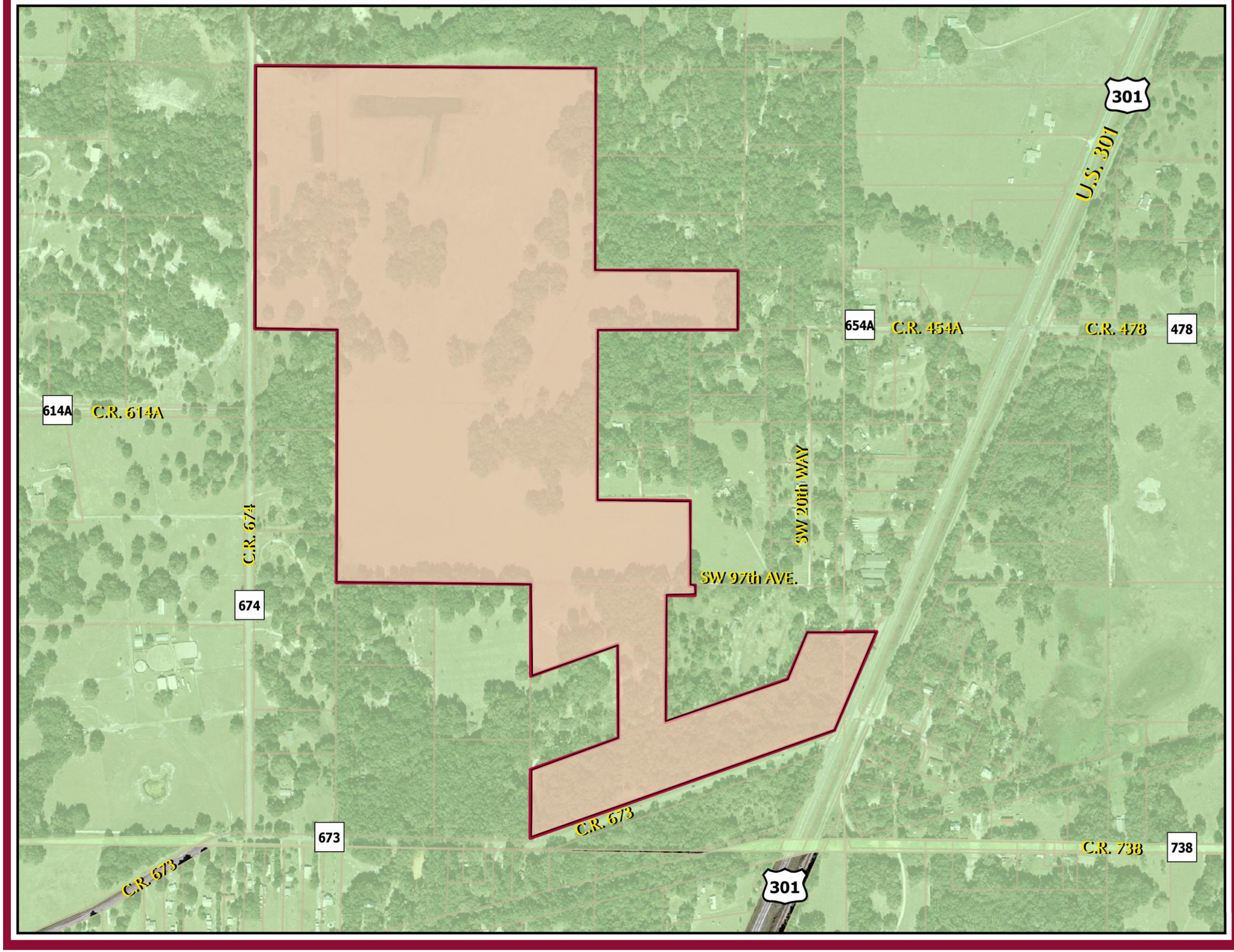
Kimley-Horn and Associates, Inc.

Contact: Merle Bishop
Kimley -Horn and Associates, Inc.
3675 Innovation Drive
Lakeland, FL 33812
Ph: 863-701-8702 Fax: 863-701-9832

County Road 674 PROPERTY, LLC

SUMTER COUNTY, FLORIDA

MAP B
FUTURE
LAND USE MAP



LEGEND

- C.R. 674 PROPERTY BOUNDARY
- SUMTER COUNTY PARCEL LINE

FUTURE LAND USE DESIGNATION

- [AGR] AGRICULTURAL - 1 UNIT PER 10 ACRE
- MIXED USE

SOURCE:

1. *County Road 674 Boundary derived from parcel data provided by Sumter County Property Appraiser.*
2. *Parcel data received digitally from Sumter County Property Appraiser's office. (March 11, 2008).*
3. *Future Land Use data derived from Sumter County Property Appraiser tax data. (Received March 11, 2008).*

NORTH

0 250 500 Feet

SCALE: 1" = 500'

MAP DATE: SEPT., 2008
AERIAL FLIGHT DATE:
AERIALS EXPRESS - FEBRUARY 2007

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County Road 674 PROPERTY, LLC

SUMTER COUNTY, FLORIDA

MAP C
ZONING MAP

LEGEND

- C.R. 674 PROPERTY BOUNDARY
- SUMTER COUNTY PARCEL LINE

SUMTER COUNTY ZONING DESIGNATIONS

ZONE & DESCRIPTION

- A1
- A1/RR1
- A5
- A5/RR5
- C1
- RR
- R1
- RR1
- RR1/C1
- RR2.5
- RR5
- ROW
- UNKNOWN

SOURCE:

1. *Parcel data received digitally from Sumter County Property Appraiser's office. (Received March 11, 2008).*
2. *Zoning data derived from Sumter Counties Internet Map Server & verified through Sumter Co. Planning Office. (Accessed March 12, 2008).*

NORTH

0 250 500 Feet

SCALE: 1" = 500'

MAP DATE: SEPT., 2008
AERIAL FLIGHT DATE:
AERIALS EXPRESS - FEBRUARY 2007

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County Road 674 PROPERTY, LLC

SUMTER COUNTY, FLORIDA

MAP D
TOPOGRAPHIC MAP
U.S. Geological Survey (USGS)

LEGEND

- C.R. 674 PROPERTY BOUNDARY
- SUMTER COUNTY PARCEL LINE

SOURCE:

1. *County Road 674 Boundary derived from parcel data provided by Sumter County Property Appraiser.*
2. *Parcel data received digitally from Sumter County Property Appraiser's office. (March 11, 2008).*
3. *U.S. Geological Survey (USGS) topographic data received digitally from Labins Land Boundary Information System*

NORTH

0 250 500 Feet

SCALE: 1" = 500'

MAP DATE: SEPT., 2008
AERIAL FLIGHT DATE:
AERIALS EXPRESS - FEBRUARY 2007

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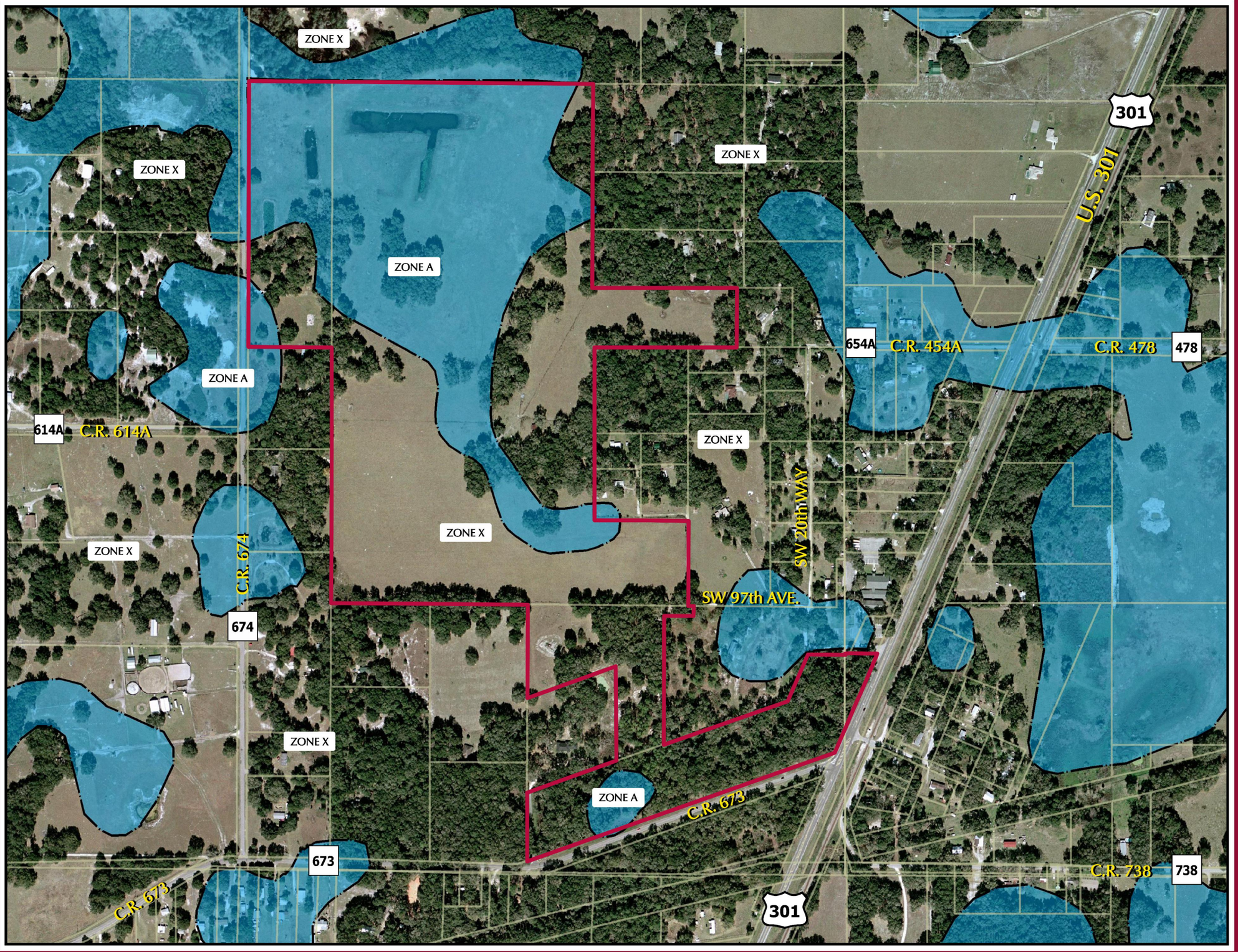
County Road 674 PROPERTY, LLC

SUMTER COUNTY, FLORIDA

MAP E
FEMA FLOODPLAIN MAP



LEGEND

- C.R. 674 PROPERTY BOUNDARY
- SUMTER COUNTY PARCEL LINE
- FEMA FLOODPLAIN PANEL 1202960200B
  - ZONE A - An area inundated by 100-year flooding, for which no BFE's have been determined.
  - ZONE X - An area that is determined to be outside the 100- and 500-year floodplains.

SOURCE:

1. *County Road 674 Boundary derived from parcel data provided by Sumter County Property Appraiser.*
2. *Parcel data received digitally from Sumter County Property Appraiser's office. (March 11, 2008).*
3. *Floodplain data received digitally and derived from Flood Insurance Rate Maps (FIRMs) published by Federal Emergency Management Agency (FEMA).*

NORTH

0 250 500 Feet

SCALE: 1" = 500'

MAP DATE: SEPT., 2008
AERIAL FLIGHT DATE:
AERIALS EXPRESS - FEBRUARY 2007

Kimley-Horn and Associates, Inc.

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County Road 674 PROPERTY, LLC

SUMTER COUNTY, FLORIDA

MAP F
NRCS SOILS MAP
(Natural Resources Conservation Service)

LEGEND

- C.R. 674 PROPERTY BOUNDARY
- SUMTER COUNTY PARCEL LINE

SOIL ID & NAME

- [18] OKEELANTA MUCK
- [21] EAUGALLIE FINE SAND, BOULDERY SUBSURFACE
- [23] ONA FINE SAND
- [25] KANAPAHA SAND, BOULDERY SUBSURFACE SUBSURFACE
- [33] SPARR FINE SAND, BOULDERY SUBSURFACE, 0 TO 5% SLOPES
- [46] FT. GREEN FINE SAND, BOULDERY SUBSURFACE
- [51] PITS-DUMPS COMPLEX

SOURCE:

1. *County Road 674 Boundary derived from parcel data provided by Sumter County Property Appraiser.*
2. *Parcel data received digitally from Sumter County Property Appraiser's office. (March 11, 2008).*
3. *Soil Survey Geographic (SSURGO) database for Sumter County, Florida compiled by the U.S. Department of Agriculture, Natural Resources Conservation Service. (Publication Date: 12/28/2005).*

NORTH

0 250 500 Feet

SCALE: 1" = 500'

MAP DATE: SEPT., 2008
AERIAL FLIGHT DATE:
AERIALS EXPRESS - FEBRUARY 2007

Kimley-Horn and Associates, Inc.

Contact: Merle Bishop
Kimley -Horn and Associates, Inc.
3675 Innovation Drive
Lakeland, FL 33812
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APPENDIX A

RVPUD Master Plans: (under separate cover)

PUD100 – *Coversheet*

PUD200 – *Existing Conditions Plan*

PUD300 – *Conceptual Site Plan*

PUD400 – *Conceptual Paving, Grading, and Drainage Plan*

PUD500 – PUD502 – *Conceptual Utility Plan*

APPENDIX B

Traffic Impact Study (under separate cover)

APPENDIX C

Geotechnical Report by Geo-Tech, Inc.

941 922 2351

GEO-TECH, INC.

ENGINEERING CONSULTANTS IN GEOTECHNICAL - ENVIRONMENTAL - CONSTRUCTION MATERIALS TESTING

April 23, 2008
Project No. 08-3622.01

Kelley Klepper
Mr. Butch Dlouhy
D&M Development, LLC
PO Box 4201
Ocala, Florida 34478

Project: Proposed Southern Villas Site, Bushnell, Florida
Soil Profiles and Permeability Testing, Proposed Drainage Retention Areas

Dear Mr. Dlouhy:

As requested, Geo-Technologies, Inc. (Geo-Tech) has performed a site exploration at the project site. Services were conducted in accordance with our proposal No. 2999 dated March 21, 2008.

Soil borings at the proposed boring locations 5 and 6 were not performed due to inaccessibility caused by excessive vegetation.

The following report summarizes our findings and recommendations. Generally accepted soils and foundation engineering practices were employed in the preparation of this report. Geo-Tech appreciates the opportunity to provide our services for this project. Should you have any questions regarding the contents of this report or if we may be of further assistance, please do not hesitate to contact the undersigned.

Sincerely,

Gerald W. Green, Jr.
Soil & Water Scientist

David A. C[illegible], P.E.
Florida Registration No. [illegible]

GWG/DAC/jm

3850 S.E. MARICAMP ROAD, OCALA, FLORIDA 34480 • PHONE: (352) 694-7711 • FAX: (352) 694-7733

Purposes of Exploration

Purposes of this study were to explore the subsurface conditions in the proposed drainage retention areas and provide soil profiles, estimated seasonal high water table levels, depths to confining layers and permeability rates to guide design of the drainage retention areas.

Site Description

The project site is located northwest of the intersection of Highway 301 and Saint Catherine Road in Sumter County, Florida. At the time of our site exploration, the project sits was covered with native trees and grasses.

Exploration Program

The geotechnical exploration program was performed on March 26, 2008 and consisted of the following:

- Four (4) direct push soil borings (DP-1 thru DP-4) to depths of approximately twenty (20) feet below existing site grade in the proposed drainage retention areas (ASTM D-6282).

Direct Push Sampling Description

The Direct Push (DP) soil sampling method (ASTM D-6282) consists of advancing a sampling device into subsurface soils by applying static pressure, by applying impacts, or by applying vibration, or any combination thereof, to the above ground portion of the sampler extensions until the sampler has been advanced to the desired sampling depth. The sampler is recovered from the borehole and the sample removed from the sampler. The sampler is cleaned and the procedure repeated for the next desired sampling interval.

Sampling can be continuous for full depth borehole logging or incremental for specific interval sampling. Samplers used can be protected type for controlled specimen gathering or unprotected for general soil specimen collection. Direct push methods of soil sampling are used for geologic investigation, soil chemical composition studies, and water quality investigations. Continuous sampling is used to provide a lithological detail of the subsurface strata and to gather samples for classification and index.

Samples recovered during performance of our direct push borings were visually classified in the field and were transported to our laboratory for further analysis.

US Department of Agriculture Soil Conservation Survey

According to the US Department of Agriculture Soil Conservation Survey for Sumter County, Florida, the soils at the project site are mapped as Okeelanta muck, EauGallie fine sand, Kanapaha sand, Sparr fine sand and Pits-Dumps complex.

Okeelanta muck

This soil is nearly level and is very poorly drained. It is in depressional areas. The mapped areas are irregular in shape and range from 10 to 100 acres. The slopes range from 0 to 1 percent. The soil is covered by water 6 to 12 months during most years unless drained. Permeability is rapid throughout. The soil hydrologic group is B/D.

EauGallie

This soil is nearly level and is poorly drained. It is on the broad flatwoods. The mapped areas are irregular in shape and range from 20 to 300 acres. Surface and subsurface boulders are approximately 60 to 250 feet apart. They occur randomly in small groups or individually. The slopes are smooth and range from 0 to 2 percent. In most years, this soil has a high water table within 10 to 40 inches of the surface for more than 6 months and at a depth of less than 10 inches for 1 month to 4 months. Permeability is rapid in the surface and subsurface layers. It is moderate or moderately rapid in the upper part of the subsoil and moderately slow in the lower part. The soil hydrologic group is B/D.

Kanapaha sand, bouldery subsurface

This soil is nearly level and is poorly drained. It is on low, broad flats and low knolls. The mapped areas are irregular in shape and range from 10 to 100 acres. Surface and subsurface boulders are approximately 60 to 250 feet apart. They occur randomly in small groups or individually. The slopes are smooth and range from 0 to 2 percent. The soil has a high water table within 10 to 40 inches of the surface for 3 to 4 months and at a depth of less than 10 inches for 1month to 3 months during most years. In drier periods, the water table recedes to a depth of more than 40 inches. Permeability is rapid in the surface and subsurface layers and is moderately slow or slow in the subsoil. The soil hydrologic group is B/D.

Sparr fine sand, bouldery subsurface

The soil is nearly level to gently sloping and is somewhat poorly drained. It is on broad, low ridges and knolls. The mapped areas mostly are irregular in shape and are approximately 20 to 100 acres. Surface and subsurface boulders are approximately 60 to 250 feet apart. They occur randomly in small groups or individually. The slopes are generally convex. The soil has a high water table within 20 to 40 inches of the surface for 1 month to 4 months. Permeability is rapid in the surface and subsurface layers and is slow or moderately slow in the subsoil. The soil hydrologic group is C.

Pits – Dumps complex

The map unit consists of pits from which soil material and limestone or shell has been or is being removed and consists of dumps where these materials have been piled. It includes exposed soil material, shell, or limestone that is ready for mining, and piles of topsoil that have been saved for use in revegetating the area after mining operations have ceased. Individual areas of pits and dumps are impractical to map separately. Only a few areas mapped as Pits – Dumps complex are still actively being mined.

Subsurface Conditions

Boring locations and general subsurface conditions found in our soil borings (DP-1 thru DP-4) in the proposed drainage retention areas are graphically presented on the soil profiles in Appendix I. Horizontal lines designating the interface between differing materials found represent approximate boundaries. Transition between soil layers is typically gradual.

Soils found in our soil borings generally consisted of a surficial layer of slightly clayey sand ranging from approximately one-half (½) to six and one-half (6 ½) feet thick underlain by clayey sand, slightly sandy clay and limestone to the depths pushed.

The free ground water level was found at our boring locations DP-1, DP-2 and DP-3 at depths ranging from six (6) to eighteen (18) feet below the existing site grade.

Seasonal High Water Table Levels

Estimated seasonal high water table levels were found at depths ranging from existing site grade to approximately six and one-half (6 ½) feet below existing site grade. Estimated seasonal high water table levels are indicated on the soil profiles at the appropriate depths.

Confining Layers

Confining layers were found at our boring locations DP-1; DP-2 and DP-3 at depths ranging from approximately one-half (½) to five (5) feet below existing site grade. Confining layers are indicated on the soil profiles at the appropriate depths.

Closure/General Qualifications

This report has been prepared in order to aid evaluation of the project site and to aid various design professionals in design of the drainage retention areas. The scope is limited to the specific project and the location described herein, and our description of the project represents our understanding of the significant aspects relevant to soil characteristics.

Analyses submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated on the Boring Location Plan, and from any other information discussed in this report. This report does not reflect any variations, which may occur between these borings. In the performance of subsurface investigations, specific information is obtained at specific locations at specific times. However, it is a well known fact that variations in soil and rock conditions exist on most sites between boring locations, and also such situations as groundwater levels vary from time to time. The nature and extent of variations may not become evident until the course of construction.

APPENDIX I

SOIL PROFILES & BORING LOCATION PLAN

Log of Borehole: DH-1

Project: SOUTHERN VILLAS SITE, BUSHNELL, FLORIDA
Project No: 08-3622.01
Boring Location: (SEE SITE PLAN)
Engineer: NJH/DAC
Client: D & M LAND DEVELOPMENT, LLC
Enclosure: SITE PLAN

GEO-TECH, Inc.
ENGINEERING CONSULTANTS
3960 SE Maricamp Road
Ocala, Florida 34471

Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface			
1		*SLIGHTLY CLAYEY SAND* GREYISH BROWN TO YELLOWISH BROWN SLIGHTLY CLAYEY SAND (SP-SC)		1	
2			2.0		ESTIMATED SEASONAL HIGH WATER TABLE LEVEL @ APPROX. 2.0 FEET
3		*CLAYEY SAND* YELLOWISH BROWN & LIGHT GREY CLAYEY SAND (SC)		2	
4		LABORATORY TESTING @ APPROX. 4.0 FEET % PASSING -200 SIEVE = 33			
5			5.0		CONFINING LAYER @ APPROX. 5.0 FEET
6		*SLIGHTLY SANDY CLAY* YELLOWISH BROWN & LIGHT GREY SLIGHTLY SANDY CLAY (CH)			
7					
8					
9					
10				3	
11					
12					
13					
14					
15			15.0		
16		*CLAYEY SAND* GREY CLAYEY SAND (SC)			
17				4	
18			18.5		GROUND WATER TABLE @ APPROX. 18.0 FEET
19		*LIMESTONE* LIGHT BROWN LIMESTONE		5	
20			20.0		
		End of Borehole			

Ground Water Depth: GROUND WATER TABLE @ APPROX. : 8.0 FEET
Drill Date: MARCH 28, 2008
Drilled By: RS/WH
Drill Method: ASTM D-6282

Remarks: (SP) UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Log of Borehole: DH-2

Project: SOUTHERN VILLAS SITE, BUSHNELL, FLORIDA
Project No: 08-3822.01
Boring Location: (SEE SITE PLAN)
Engineer: NJH/DAC
Client: D & M LAND DEVELOPMENT, LLC
Enclosure: SITE PLAN

GEO-TECH, Inc.
ENGINEERING CONSULTANTS
3650 SE Maricamp Road
Ocala, Florida 34471

Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface			ESTIMATED SEASONAL HIGH WATER TABLE LEVEL @ EXISTING SITE GRADE
1		*SLIGHTLY CLAYEY SAND* GREYISH BROWN TO WHITE SLIGHTLY CLAYEY SAND (SP-SC)		1	
2			2.0		CONFINING LAYER @ APPROX. 2.0 FEET
3		*SLIGHTLY SANDY CLAY* LIGHT GREY & YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)		2	
4					
5			5.0		
6		*LIMESTONE* LIGHT BROWN LIMESTONE			GROUND WATER TABLE @ APPROX. 6.0 FEET
7					
8					
9					
10					
11					
12					
13				3	
14					
15					
16					
17					
18					
19					
20			20.0		
		End of Borehole			

Ground Water Depth: GROUND WATER TABLE @ APPROX. 6.0 FEET
Drill Date: MARCH 26, 2008
Drilled By: RS/WH
Drill Method: ASTM D-6282

Remarks: (SP) UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Log of Borehole: DH-3

Project: SOUTHERN VILLAS SITE, BUSHNELL, FLORIDA
Project No: 06-3822.01
Boring Location: (SEE SITE PLAN)
Engineer: NJH/DAC
Client: D & M LAND DEVELOPMENT, LLC
Enclosure: SITE PLAN

GEO-TECH, INC.
ENGINEERING CONSULTANTS
3660 SE Maricamp Road
Ocala, Florida 34471

Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface			
		SLIGHTLY CLAYEY SAND	0.5	1	ESTIMATED SEASONAL HIGH WATER TABLE LEVEL @ EXISTING SITE GRADE
1		GREY SLIGHTLY CLAYEY SAND (SP-SC)			
		SLIGHTLY SANDY CLAY			CONFINING LAYER @ APPROX. 0.5 FOOT
2		LIGHT GREY & YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)			
3					
4				2	
5					
6					
7			7.0		
		LIMESTONE			
8		LIGHT BROWN LIMESTONE			
9					
10					GROUND WATER TABLE @ APPROX. 10.0 FEET
11					
12					
13					
14				3	
15					
16					
17					
18					
19					
20			20.0		
		End of Borehole			

Ground Water Depth: GROUND WATER TABLE @ APPROX. 10.0 FEET
Drill Date: MARCH 28, 2006
Drilled By: RS/WH
Drill Method: ASTM D-6282

Remarks: (SP) UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Log of Borehole: DP-4

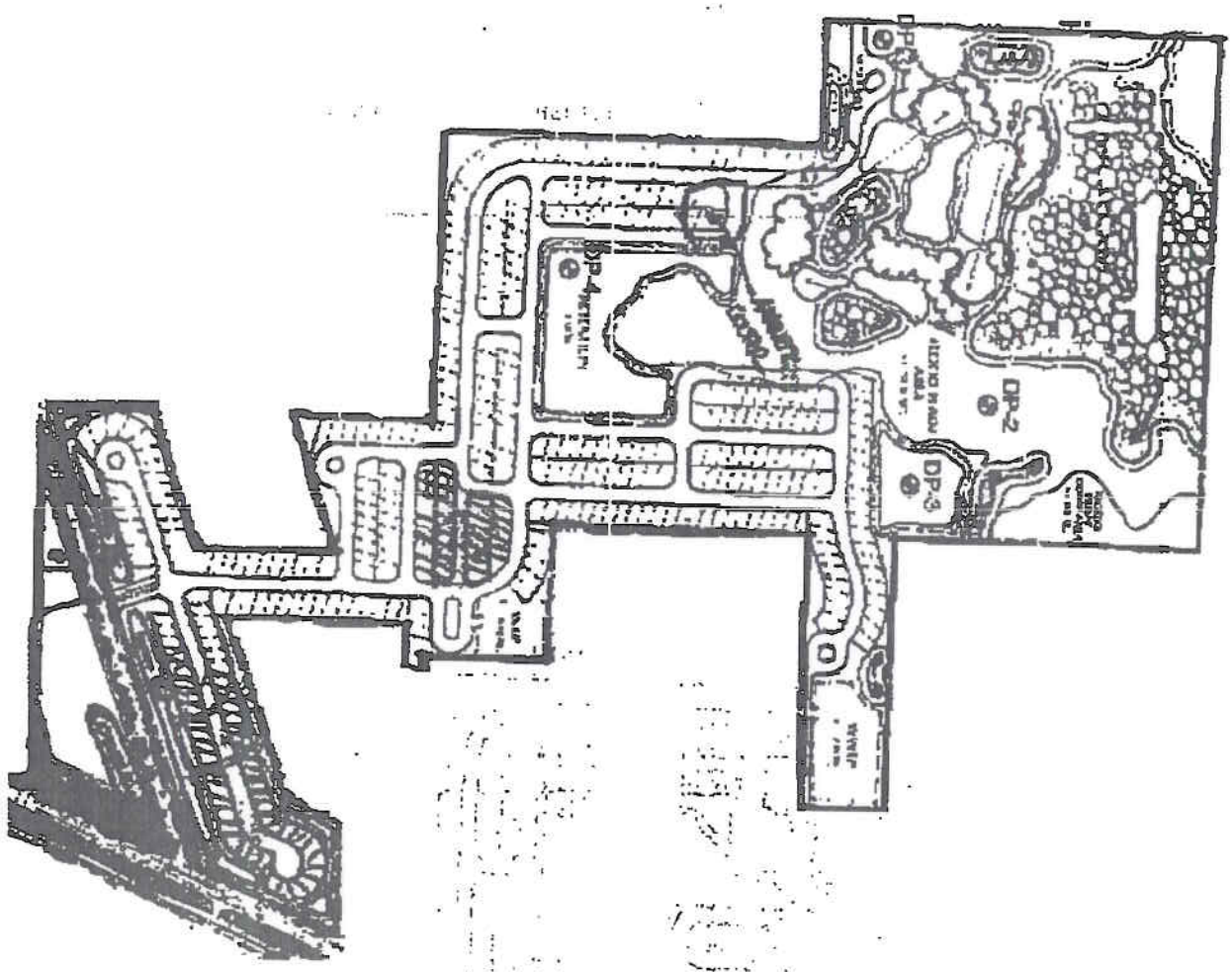
Project: SOUTHERN VILLAS SITE, BUSHNELL, FLORIDA
Project No: 08-3622.01
Boring Location: (SEE SITE PLAN)
Engineer: NJH/DAC
Client: D & M LAND DEVELOPMENT, LLC
Enclosure: SITE PLAN

GEO-TECH, Inc.
ENGINEERING CONSULTANTS
3550 SE Maricamp Road
Ocala, Florida 34471

Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface			
		SLIGHTLY CLAYEY SAND PALE BROWN TO WHITE SLIGHTLY CLAYEY SAND (SP-SC)			
3				1	
6			6.0		
		SLIGHTLY CLAYEY SAND PALE BROWN TO WHITE SLIGHTLY CLAYEY SAND (SP-SC)	6.5	2	ESTIMATED SEASONAL HIGH WATER TABLE LEVEL @ APPROX. 6.5 FEET
		CLAYEY SAND LIGHT GREY & BROWNISH YELLOW CLAYEY SAND (SC)			
		LABORATORY TESTING @ APPROX. 8.0 FEET % PASSING -200 SIEVE = 22			
13				3	
20			20.0		CONFINING LAYER GREATER THAN DEPTH PUSHED
		End of Borehole			

Ground Water Depth: NOT FOUND
Drill Date: MARCH 28, 2008
Drilled By: RS/WH
Drill Method: ASTM D-6282

Remarks: (SP) UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW



⊕ = DIRECT PUSH (DP) BORING LOCATION

SHEET 1 OF 1	SCALE N.T.S.	PROJECT NO. 08-3622.01	D & M LAND DEVELOPMENT, LLC SOUTHERN VILLAS SITE BUSHNELL, FLORIDA BORING LOCATION PLAN

GEO-TECH, INC.
ENGINEERING CONSULTANTS
GEOTECHNICAL ENVIRONMENTAL
CONSTRUCTION MATERIALS TESTING GEOPHYSICAL EXPLORATION
[illegible] OCALA, FLORIDA [illegible]

REV. A 4/4/08

APPENDIX D

Archaeological and Historical Survey

AN ARCHAEOLOGICAL AND HISTORICAL SURVEY OF THE 674 PROPERTY PROJECT AREA IN SUMTER COUNTY, FLORIDA

Conducted for:

Kimley-Horn and Associates, Inc.
3675 Innovation Drive
Lakeland, Florida 33812

Conducted by:

Panamerican Consultants, Inc.
5910 Benjamin Center Drive, Suite 120
Tampa, Florida 33634
813.884.6351 (phone)
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Thomas J. Carty, RPA
Staff Archaeologist

June 2008

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CHAPTER I. INTRODUCTION

An archaeological and historical survey of the 674 Property project area was conducted by Panamerican Consultants, Inc. (PCI), Tampa, Florida, for Kimley-Horn and Associates, Inc., Lakeland, Florida, in accordance with Section 106 of the *National Historic Preservation Act of 1966* (Public Law 89-665), as amended in 1992, and *36 C.F.R., Part 800: Protection of Historic Properties,* Chapters 267 and 373, *Florida Statutes,* Florida's Coastal Management Program, and implementing state regulations. The investigation described within this report was designed to satisfy the requirements of Chapter 1A-46 of the *Florida Administrative Code,* and to comply with Chapters 267 and 373, *Florida Statutes*, as well as other impending state regulatory requirements. The purpose of this investigation was to identify archaeological sites, historic structures, and historic features within the project limits and assess their potential eligibility for listing in the National Register of Historic Places (NRHP).

The 674 Property project area is located between County Road (CR) 674 and US 301 in Sumter County. The project area, which is located in Sections 31 and 32 of Township 21 South, Range 22 East, is approximately 137 acres in area. Fieldwork was conducted May 27 – May 29, 2008, by Harley Lanham, field director; and Brad Lanham and Sophia Sustaita, field technicians.

No previously recorded cultural resources are located within the project area; however, field investigations identified two previously unrecorded archaeological sites, a historic structure, and an archaeological occurrence. Site 8SM544 is a historic artifact scatter associated with 8SM546, the newly recorded structure. Site 8SM545 is a small prehistoric lithic scatter that only yielded lithic debitage. An archaeological occurrence consisting of a single chert flake was identified in the northwest portion of the property. Sites 8SM544 - 546 are recommended not eligible for NRHP listing. Based on the results of this field investigation, it is the opinion of PCI that development of the 674 Property project area will not have an effect on sites or properties that have historical, cultural, or sacred significance, or that otherwise meet the minimum criteria for NRHP listing. Development of this property will not affect any cultural resources that are otherwise of local or regional significance. No further archaeological work or historical research is recommended.

OUTLINE OF THE REPORT

In Chapter II, a general background on the environmental setting is provided. A brief summation of the social and cultural history of the region is presented in Chapter III. The research design and methodologies employed during the investigations are outlined in Chapter IV. Results and recommendations are included in Chapter V, followed by a references cited section.

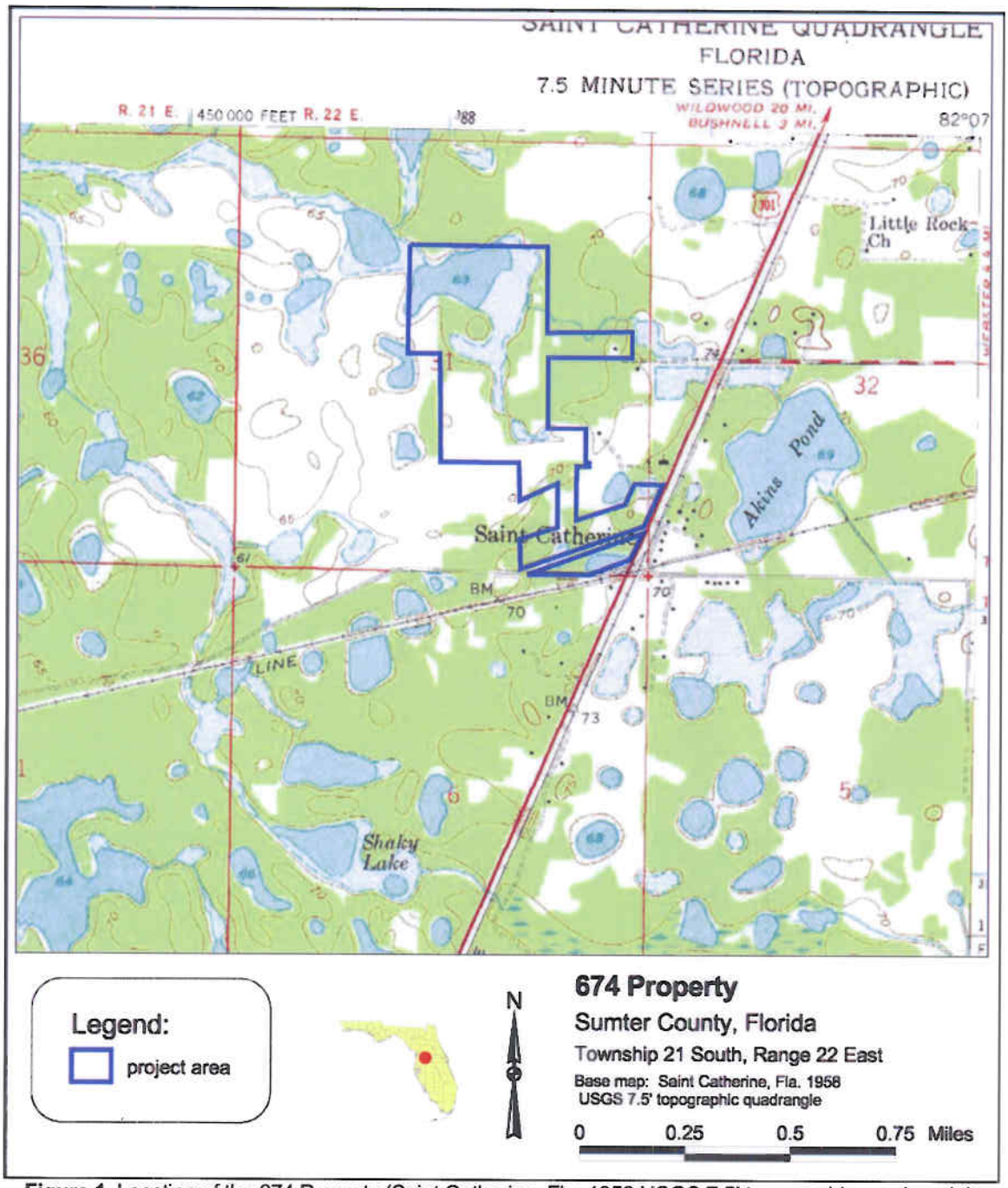

Figure 1. Location of the 674 Property (Saint Catherine, Fla. 1958 USGS 7.5' topographic quadrangle).

CHAPTER II. ENVIRONMENTAL SETTING

PHYSIOGRAPHY, GEOLOGY, AND HYDROLOGY

The 674 Property project area is situated in the Midpeninsular zone geomorphic division (White 1970). The geomorphic divisions are further divided into physiographic regions, such as the Tsala Apopka Plain within the Western Valley in which the project area lies (Figure 2). The Tsala Apopka Plain is approximately 50 miles in length, with elevations ranging from 50 to 75 ft above mean sea level (amsl) (White 1970). The Tsala Apopka Plain is bordered by the Brooksville Ridge to the west, with the Western Valley bordering the remainder, save for a small portion bordered by the Sumter Upland.

The primary surficial geologic deposit in Sumter County and in the project area is the Eocene-age Ocala Limestone (Scott et al. 2001). Ocala Limestone is comprised of "nearly pure limestones and occasional dolostones" (Scott 2001:11). Silicified limestone (chert) occurs in the upper facies of the formation.

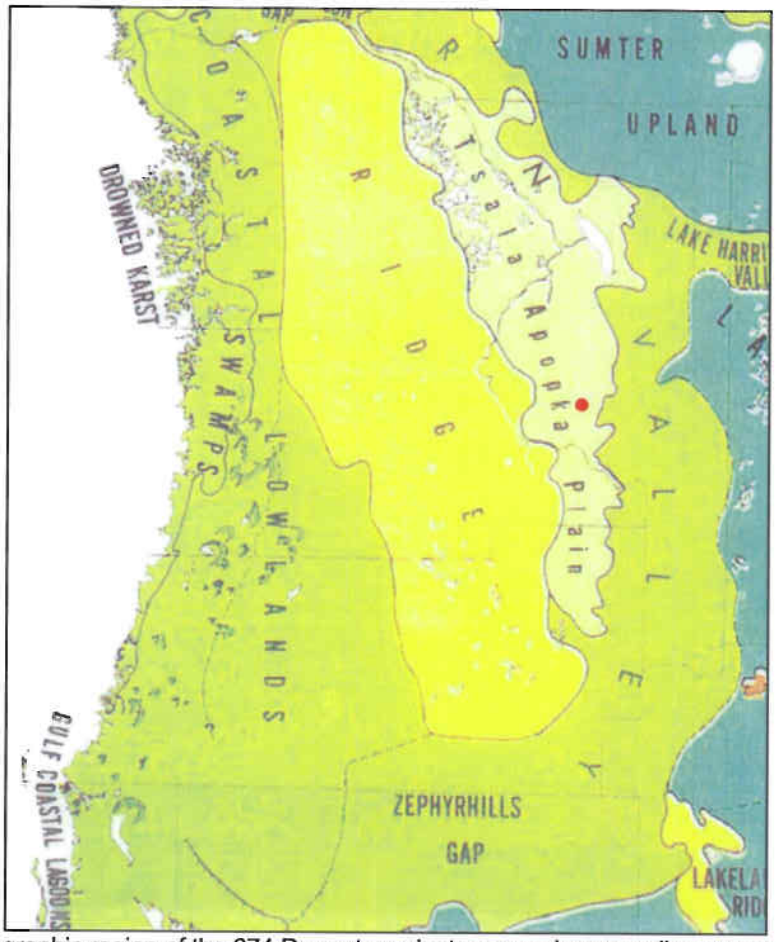

Figure 2. Physiographic region of the 674 Property project area and surrounding areas with project area location highlighted (base map: Physiographic Map of North Peninsula, Florida [White 1970: Map I-B]).

Sumter County is fed by the Floridan Aquifer, which is composed of thick limestone and provides the ground water for most of Florida, excluding the southernmost and westernmost areas. This water, especially along the Atlantic and Gulf coasts, is highly mineralized. Water from this aquifer, which is recharged by rainfall, will rise in artesian wells to altitudes of a few feet amsl near the coast to more than 130 feet (ft.) (40 meters [m]) amsl in central upland areas (Hyde 1975). The 674 Property project area is drained by a series of wetlands that are part of the Withlacoochee watershed.

SOILS

One soil association occurs within the 674 Property project area. The EauGallie-Delray association is catalogued under the heading "Sandy Soils of the Flatwoods and Depressions" (Yamataki et al. 1988:General Soil Map), and consists of "nearly level to strongly sloping, excessively drained to moderately well drained, sandy soils." Six specific soil types are mapped within the project area (Yamataki et al. 1988) (Table 1):

Table 1. Soil Types within 674 Property and Their Characteristics.

Soil Type	Slope	Drainage	Location
Okeelanta muck	nearly level	poorly drained	depressional areas
EauGallie fine sand, bouldery subsurface	nearly level	poorly drained	broad flatwoods
Kanapaha sand, bouldery subsurface	nearly level	poorly drained	low, broad flats and low knolls
Sparr fine sand, bouldery subsurface, 0 to 5 percent slopes	nearly level to gently sloping	somewhat poorly	broad, low ridges and knolls
Ft. Green fine sand, bouldery subsurface	nearly level to gently sloping	poorly drained	broad, low ridges and small knolls
Pits-Dumps complex	-	-	-

CLIMATE

Sumter County's climate is "characterized by long, warm, and relatively humid summers and mild, and dry winters" (Yamataki et al. 1988:1). The average winter temperature is 60° Farenheit (F) while the average summer temperature is 80° F. Annual precipitation is approximately 52.6 inches, with most of the rainfall (56 percent) occurring during the summer months.

CHAPTER III. CULTURAL CONTEXT

PREHISTORIC BACKGROUND

Prehistoric Americans inhabited Florida for at least 14,000 years. Evidence from the earliest periods is relatively uniform across the northern reaches of the state, while later periods exhibited differing cultural traits in the various archaeological areas around the region. Jerald Milanich and Charles Fairbanks (1980) synthesized the earlier work of Gordon Willey, John Goggin, Irving Rouse, Ripley Bullen, and others in Florida. Milanich (1994) recently updated and revised much of the work he and Fairbanks had presented earlier. Their chronology will be followed in this overview, which will serve as a framework for understanding prehistoric occupation in the region.

The 674 Property project area is situated within the North Peninsular Gulf Coast archaeological area as defined by Milanich and Fairbanks (1980; Milanich 1994) (Figure 3). The north peninsular Gulf Coast cultural region is a refinement of the central Gulf Coast archaeological area first designated by Sterling (1936) and redefined by Goggin (1947, 1949). Milanich's (1994) revision separates the central peninsular Gulf Coast from the north peninsular Gulf Coast roughly at the middle of Pasco County, and extends northward to Taylor County. This region is not homogeneous, as a great deal of ceramic variation exists (Milanich 1994).

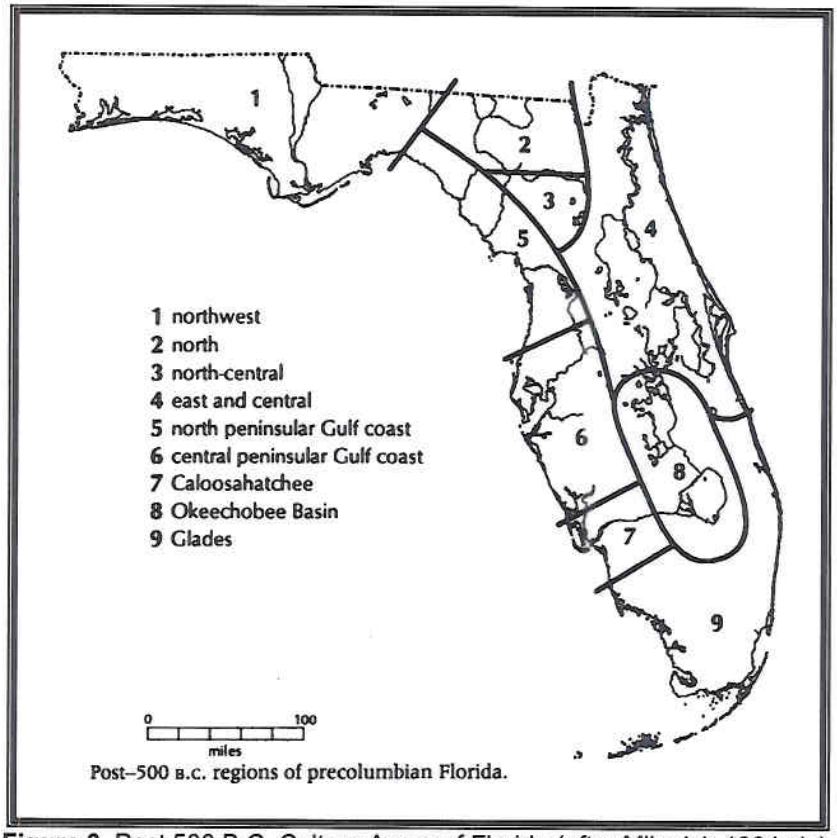

Figure 3. Post 500 B.C. Culture Areas of Florida (after Milanich 1994:xix).

PALEOINDIAN STAGE (12,000 TO 7500 B.C.)

The earliest documented prehistoric cultural manifestation in Florida is the Paleoindian stage. It began approximately 12,000 B.C. and persisted until 7500 B.C. The earliest evidence for human occupation of Florida came from the investigations at Little Salt Springs (Clausen el al. 1975; Clausen et al. 1979) and at Warm Mineral Springs (Royal and Clark 1960), where human skeletal remains have been radiocarbon dated at approximately 10,000 B.C.

Paleoindians lived a nomadic lifestyle based on hunting and gathering including hunting of the large, now extinct Pleistocene animals like the mastodon and mammoth. Recent excavations of Paleoindian sites have contributed to the development of increasingly sophisticated modes of early hunter-gatherer settlement that take into account the adaptive models that suggest that Paleoindian groups in Florida may have practiced a more sedentary lifestyle than had previously been believed (Daniel and Wisenbaker 1987).

The environmental conditions in Florida at the close of the Pleistocene were much different than those of Florida today. The ice fields of the Wisconsin glacial period retained large quantities of the earth's available water. This resulted in a worldwide reduction of sea levels. Florida's west coast extended out as much as 100 km (70 miles) from its present location (Fairbridge 1974). Scrub oak woodlands separated by patches of grassland prairie covered much of peninsular Florida. Temperatures were cooler and the climate was drier (Watts and Hansen 1988). Fresh water may have only been available from aquifer-fed lakes and sinks and shallow seasonal ponds (Clausen et al. 1979). Paleoindian groups were probably small groups subsisting by gathering wild foods and hunting both Pleistocene megafauna and several smaller animal species. By late Paleoindian times, the large Pleistocene animals had disappeared, the climate changed and the sea levels rose, and the large lanceolate points considered diagnostic of this period were replaced by smaller side- and corner-notched varieties.

ARCHAIC STAGE (7500 TO 500 B.C.)

The Paleoindian stage is followed by the Archaic stage, which began approximately 7500 B.C. Based primarily on certain stone tool types, the Archaic has been subdivided into three periods: Early, Middle, and Late (Bullen 1975; Purdy and Beach 1980). The Early Archaic dates from 7500 to 5000 B.C., the Middle Archaic from 5000 to 3000 B.C., and the Late Archaic from 3000 to 500 B.C. (Milanich 1994). Environmental and cultural changes mark the introduction of this stage. By 7500 B.C., the sea levels fluctuated near present levels and the Pleistocene/Holocene transition was complete (Anderson et al. 1996). The middle Holocene Hypsithermal (6000 to 3000 B.C.) was a period of hotter, dryer conditions across the peninsula. A return of wetter conditions and a corresponding fluctuation in the level of the Floridan Aquifer resulted in the appearance of vast swamps and extensive bayheads. By 3000 B.C., the scrub oak – prairie vegetation cover of post-Pleistocene Florida had given way to extensive stands of slash and longleaf pine, cypress swamps, and bayheads (Delcourt and Delcourt 1987).

These environmental changes had an impact on the ecological zones important for prehistoric groups. Archaic populations hunted, fished, and collected plants and shellfish. Acorns and other hardwood nuts were also harvested. Settlement patterns and social organization

focused on effectively exploiting seasonally available resources. Larger populations could congregate at those times of the year when plant and animal resources were locally abundant and separate into smaller social units during less plentiful times. Seasonality is reflected in both site function and settlement patterning. Centralized base camps or villages, defined by the number and diversity of artifacts present, are habitation sites for larger social groups. Less extensive, limited activity/extractive camps and quarry sites suggest resource use by fewer people for shorter periods.

The Late Archaic (3000 to 500 B.C.) is best described as a continuation of Middle Archaic lifeways in an environment similar to that of Florida today. Late Archaic populations exploited inland, riverine, and coastal resources; consequently, Late Archaic sites are more often coastal or riverine shell middens, small inland sites, or single components of larger, multi-component sites. Recent studies have indicated that there may not have been a population shift during the Late Archaic as previously believed (Milanich 1994). Coastal and riverine wetland areas could have supported much larger, more sedentary populations than would the interior forests. People did not move, but populations grew more quickly in areas that were best able to support more people.

The Late Archaic inhabitants of northeast Florida were spending much of the year in villages along the St. Johns River and its tributaries. This portion of Archaic development is known as the Mount Taylor phase. The Mount Taylor phase was named for the type site in Volusia County (Goggin 1952). This phase is characterized by the dietary importance of freshwater snails (Cumbaa 1976), and the use of stemmed projectile points with triangular blades, as well as bone points and tools. Excavations at the Tick Island site in Volusia County revealed a mass burial in a midden perhaps associated with a charnel house, an early instance of such a burial pattern (Jahn and Bullen 1978).

By around 2000 B.C., fiber-tempered pottery known as Orange ceramics began to be produced (Bullen 1972). Orange ceramics are generally crude, thick wares made with Spanish moss and other vegetable fibers used as a tempering agent. The introduction of this new technology did little to change the settlement and food-gathering strategy of Late Archaic peoples. It did result in an increase of archaeological evidence for this period, but no dynamic cultural changes have been documented.

Early indications of interregional interaction are expressed in the archaeological records at a few sites dating to the Late Archaic. The use of clay cooking balls, grog-tempered pottery, and certain ceramic forms and steatite vessels at the Tick Island site (Jahn and Bullen 1978) and the Canton Street site (Bullen et al. 1967) indicates direct or indirect contact with the Poverty Point culture in the Lower Mississippi Valley. Known in Florida as the Elliot's Point Complex, this contact is best documented in the Panhandle, and especially in the Apalachicola Delta-Apalachee Bay area (White and Estabrook 1994).

During the late Orange phase, also known as the Florida Transitional period (1200 – 500 B.C.), changes in pottery and technology occurred in Florida marking the beginning of the Woodland stage. A decline in the use of fiber and an increase in the use of sand as a tempering agent in ceramics occurred during this time. The "temperless" St. Johns ceramic series also

began to appear, and three different projectile point styles, basally notched, corner-notched, and stemmed, all occur in relatively contemporaneous contexts. This profusion of ceramic and tool traditions are indicative of increased soil interaction between the various regions of Florida and the Southeast. Other changes include the possible use of domesticated plants, such as maize and some gourds (Milanich and Fairbanks 1980).

Woodland Stage (500 B.C. to A.D. 900)

The Woodland stage marks the beginning of formal, settled communities, with the gradual development of more complex forms of political and religious community organization. The stage is marked by a more regional diversity than during the earlier cultural stages. This regional diversity, due primarily to local adaptation to varied ecological conditions within the state, has traditionally been described in terms of cultural periods based on variations in ceramic types.

The regional culture in the north peninsular Gulf Coast area is the Deptford culture. The Deptford culture is characterized by sand-tempered pottery made by the people who lived along the Gulf Coast and interior portions of northern peninsular Florida. The coastal Deptford sites indicate a reliance on maritime resources, especially fish and shellfish. Inland Deptford sites are smaller and are usually considered to be hunting camps or special-use sites rather than villages. Deptford period sites are uncommon along Florida's Gulf Coast south of Levy County (Milanich 1994). The main sites are found in hammocks adjacent to salt marshes, although the erosion along the banks has compromised the integrity of or destroyed many of these sites (Baker 1988; Jones and Borremans 1991).

The prehistoric inhabitants of Florida's northern Gulf Coast participated in trade exchanges with other cultures on the Gulf Coast and in south Florida, as well as with the Hopewellian cultures to the north. During the Woodland Stage in north peninsular Florida, prehistoric cultures adapted to local environmental conditions in a variety of ways, leading to complex relationships between cultures through time in this region (Milanich 1994).

In the east and central Florida cultural region, low burial mounds appeared for the first time during the St. Johns I period, which is contemporaneous with the Deptford period along the Gulf Coast. The pottery is temperless St. Johns ware. The presence of ceramics diagnostic of the Deptford culture indicates interaction with contemporaneous groups living on the west coast and along the southern Georgia coast. The St. Johns Ia period (A.D. 100 to 500) is marked by the appearance of Hopewellian-Yent objects in burial mounds. St. Johns Plain and Dunns Creek Red are common pottery types.

The Deptford culture on Florida's Gulf Coast eventually became part of the Weeden Island culture. There was an increase in ceremonialism, and burial mounds were used. Weeden Island populations along the coast and near river mouths relied on maritime resources, while those farther inland and along freshwater rivers, such as Rainbow River, relied heavily on riverine resources. Limestone-tempered Pasco ware is found in both Deptford and Weeden Island assemblages. Sandy wares are found north and south of the Suwannee River as well, in most ceramic contexts.

The ceramics of the central and northern Gulf Coast region are defined by the Swift Creek (ca. A.D. 150 to 300) through Weeden Island (ca. A.D. 300 to 1000) chronology established by Willey (1998) and refined by other archaeologists (Milanich 1994). Undecorated ceramics are not as easily categorized according to temporal periods. The identification of interior Weeden Island sites has been hindered by the difficulty in distinguishing between the various types of undecorated, sand-tempered ceramic wares used by the different prehistoric cultures of northern Gulf Coastal Florida. The majority of pottery from domestic contexts is undecorated. Milanich (1994:206-207) notes that "recognizing and differentiating an A.D. 300 site from an A.D. 900 site in [this region] can be embarrassingly difficult without data from excavations that produce radiocarbon dates or without extremely large samples of pottery. It is nearly impossible to assign cultural provenience to a small sample of potsherds that may contain all undecorated specimens with a variety of paste types."

The east and central cultural region, directly to the east of the current project area, is characterized mainly by the presence of St. Johns pottery (FDHR 1995). The chronology for the St. Johns regional culture is divided into two parts, St. Johns I (500 B.C. to A.D. 750) and St. Johns II (A.D. 750 to 1565), of which the former is characterized mainly by undecorated St. Johns potsherds and the latter by check-stamped St. Johns potsherds.

Mississippian Stage (A.D. 800 to 1513)

Beginning at the end of the late Weeden Island period, ca. A.D. 900, two complex cultures arose in Florida: the Fort Walton and Safety Harbor cultures. The Fort Walton culture was located further to the northwest, in the panhandle, the Safety Harbor culture is located father to the south. The Withlacoochee River (approximately six miles west of the 674 Property along the Sumter-Hernando county line) roughly marks the northern boundary of the Safety Harbor culture. A nearby important site associated with the Safety Harbor culture is the Crystal River mound complex (8CI1) in Citrus County (Milanich 1994). The St. Johns II culture, a contemporaneous culture, is found further east, along Florida's east coast and in interior central Florida.

Throughout the southeastern United States, the Mississippian Stage is defined by the presence of large, fortified villages supported by its agricultural subsistence and economical base, namely corn. Larger villages also contained temple mounds, elevated bases on which a temple or religious house was built. These temple mounds were frequently located in an open plaza, and were built of wattle and daub with a thatched roof. After the manifestation of the Late Woodland period Weeden Island culture, there is no evidence of Mississippian occupation along the north peninsular Gulf Coast. The rising sea levels of the Gulf of Mexico and the lack of suitable soils for agriculture made this area less attractive, and Native American groups in this region moved inland during this time period.

PROTOHISTORIC (A.D. 1513 TO 1730)

There may have been visits to this region by the Spanish as early as the sixteenth century, including Hernando DeSoto. The Soto expedition crossed the Withlacoochee River and referred to this region eastward to the central lakes region, which includes the Oklawaha river valley, as the "Province of Ocali" (Ott and Chazal 1966). The Ocklawaha River (now spelled Oklawaha) is approximately 28 miles northeast of the current project area. It extends from Lake Apopka in central Florida and flows north to near Silver Springs in Ocala, where it turns east and ends near Welaka in east Florida; there, it converges with the St. Johns River. This river has been visited by many cultures throughout history. The French were thought to have explored the river in 1564 and encountered Indians there that were part of the Timucua group. These Indians were also described by Pedro Menendez de Aviles during his exploration of the river in 1566. The Spanish established two missions in the area during the early seventeenth century (one perhaps on Lake Dora north of present-day Orlando), but these were probably abandoned during the Western Timucuan rebellion of 1656 (Deagan 1978; Hann 1996).

Little more than a century after the first contact with Spaniards, the native Indian population had dwindled severely as a result of disease and enslavement. The arrival of the Spanish during the early 1500s initiated a period of profound social and cultural upheaval among the indigenous aboriginal cultures inhabiting the state. Many traditional ways of life were destroyed or abandoned, while the remaining cultures were modified by the acquisition of Spanish traits and adaptation to the presence of a new and dominant culture.

HISTORIC BACKGROUND

Sumter County was established in 1853 and named after the revolutionary war soldier, General Thomas Sumter. Adamsville was initially the county seat, but was moved shortly to Leesburg. By 1858, the county seat had moved again, this time to Sumterville. In 1887 Sumter and Orange County were subdivided, and parts of these two counties became Lake County. The railroad increased prosperity in the county. By 1892, the railways had stops in Bushnell, and later that year in Sumterville, Panasofkee, Wildwood, St. Catherine, and Oxford. In 1911, the seat of Sumter County had moved again, this time to Bushnell. The 1900s were a time of great prosperity in the county as tourism was increasing. Although the early 1920s were a time of prosperity, by the mid-1920s rumors erupted that real estate practices were fraudulent in south Florida. This bad press, in addition to two hurricanes and the stock market crash, spelled an end to the boom times of Florida (Deming et al. 1999).

Like most areas, Sumter County suffered the lean times of the Great Depression and moved on to the 1950s, which brought a population boom. Florida's population in general doubled between the years of 1940 to 1950. As the automobile made travel more convenient, Florida once again became a popular tourist destination. Despite the completion of Interstate 75 and the Florida Turnpike in the 1960s and 1970s, most of Sumter County remains rural. In addition, agricultural and timber products are still the important sources of income within the county (Deming et al. 1999).

CHAPTER IV. RESEARCH DESIGN

A research design is a plan to coordinate the investigation from the inception to the completion of the project. The plan should, at a minimum, address the following: 1) make explicit the goals and intentions of the research, 2) define the sequence of events to be undertaken in pursuit of the research goals, and 3) provide a basis for evaluating the findings and conclusions drawn from the investigation.

OBJECTIVES

The goal of this archaeological and historical assessment survey is to locate and document the existence of any evidence of historic or prehistoric occupation or use within the project area. The field survey is the traditional and most cost-effective means of locating this evidence. Prior cultural activities typically manifest as archaeological or historic sites, historic structures, or archaeological occurrences (single artifact finds). Assessment surveys attempt to locate evidence of any past human activities that are archaeologically discernable with current investigative techniques.

The research strategy is composed of four interrelated and roughly sequential components: a background investigation, a historic document search, the formulation of an aboriginal site location predictive model, and the field survey. The background investigation involved several inquiries. A perusal of the relevant archaeological literature produced a summary of previous archaeological work in the Tsala Apopka Plain/Western Valley region and a discussion of previous survey work undertaken near the project area. The Florida Master Site File (FMSF) was checked for any previously recorded sites within the project area, and to provide an indication of the prehistoric settlement and land-use patterns for the region. Current soil surveys, vegetation maps, and relevant literature were consulted to provide a description of the surrounding physiographic and geological region of the project area.

The historic document search involved a review of both primary and secondary historic sources. The original township plat maps, tract book entries and surveyor's field notes, and relevant secondary historical sources were examined for any information pertaining to the existence of historic structures, sites of historic events, and historically occupied or noted aboriginal settlements within the project limits. A prehistoric site location predictive model for the survey tract was formulated based on the variables of soil drainage characteristics, distance to permanent sources of potable water, distance to a hardwood hammock, and topography (relative elevation).

Cultural resource assessment surveys in central Florida have demonstrated that prehistoric and early historic people preferred certain environmental locales. Predictive models enable the researcher to stratify the project area into zones of site potential based upon the co-occurrence of relevant environmental variables. The relative importance of each of these variables depends upon the composite environmental setting. In a sand hills environment, for example, a majority of the known sites are located near a water source on a ridge slope. If a water source is not located in the vicinity, the probability of site occurrence decreases dramatically. Water will not be the determining

factor, however, if another resource with more limited distribution, such as stone for tool manufacture, is available. In areas of relatively low relief and abundant wetlands, areas of higher elevation relative to the surrounding terrain would be considered more likely to contain sites. In coastal and estuary areas, the presence of shellfish beds, prime fishing areas and migratory bird rookeries may have influenced the locations of prehistoric sites.

Given past environmental changes, however, sites may exist anywhere. Although predictions can be made about where sites are most frequently discovered, sites have been found in just about every environment that is defined in Florida. Judgmental testing was used to check locations where experience has taught the field director sites may be found, regardless of probability zone.

Field Methods

A professional archaeological and historical survey was conducted within the 674 Property project limits. Per FDHR guidelines (2003), shovel tests were placed at 50-m (82-ft.) intervals in areas of moderate site probability, and 100-m (164-ft.) intervals in areas of low probability. Shovel test intervals were reduced to 25 meters when a shovel test proved positive.

All areas were surface inspected for prehistoric and historic artifacts and features. These areas were also subjected to subsurface testing. Shovel tests measuring 0.5 m in diameter were excavated to a maximum depth of one meter (3.3 ft.). All soil was screened through 6.4-centimeter (cm) (1/4-inch [in.]) hardware cloth screens. Except for a large wetlands area, all portions of the project area were accessible, and all exposed areas, cuts, scrapes, and areas devoid of vegetation were carefully surface inspected.

The field notes and copies of the project maps showing the location of each shovel test will be kept on file at the offices of PCI, Tampa, Florida.

Laboratory Methods

Field specimen (FS) numbers were assigned to each recovery provenience in the field. All cultural material (prehistoric and historic artifacts) recovered during the investigation was returned to the laboratory at PCI, Tampa, Florida, for cleaning, stabilization, analysis, and preparation for curation. All artifacts that were sufficiently stable were washed and allowed to air dry. Once dry, the artifacts were sorted on the basis of morphologic attributes, raw material type, measurements, and/or function. Once the analysis was complete, the materials were then re-bagged in 4-mil polyvinyl bags. After the final acceptance of this report, all materials will be returned to the landowner.

LITHIC MATERIAL

Lithic artifacts constitute one of the largest classes of materials recovered from archaeological sites. Before the introduction of metal tools, chipped and ground stone tools were a major focus of manufacture and use activity, and that behavior produced not only finished artifacts, but artifacts in all stages of production as well as production debris (debitage), which is typically found in large amounts in sites. The sheer amount of lithic tools and debitage ("flakes") found in sites poses practical and methodological problems: how can information be collected in a time-effective manner that meshes with the overall goals of anthropological research?

A variety of methodological/analytical approaches have been developed for the analysis of lithic artifacts, ranging from those that focus on the expeditious analysis of large amounts of material to those that emphasize collection of data that help with the reconstruction of past behavior. These approaches include mass analysis (Ahler 1989), morphological/descriptive analysis (Sullivan and Rozen 1985), functional analysis (Frison 1968; Wilmsen 1968), and RSA (replicative systems analysis) (Flenniken 1981). Ahler's (1989) mass analysis technique analyzes flakes based on attributes such as size category, material type, presence or absence of thermal alteration and weight. This method allows for rapid analysis of large assemblages with a high degree of reliability of results between analysts. PCI adopted Ahler's (1989) mass or aggregate analysis techniques, with some modifications. A primary benefit of Ahler's scheme is that specimens can be sorted objectively and consistently in a time-efficient manner without requiring advanced study of knapping techniques or morphological attributes. Furthermore, Ahler pointed out that independently conducted knapping experiments have repeatedly indicated the utility of this kind of analysis for identifying types of knapping activities conducted on archaeological sites.

Three attributes are typically taken into consideration in aggregate analysis: size, weight and material. Size can be determined using a series of nested screens, ranging in hardware mesh gauges between 1/4 and one inch. Debitage is size-graded on the basis of the largest screen size through which the specimen will not pass. For instance, if a specimen that passes through a 1-inch screen can be turned in any manner (e.g., diagonally) and still will not pass through a ½-inch screen, the example is labeled as a ½-inch piece. Additionally, a size template is used for 2-inch up to 5-inch flakes. Thus, following this method, there are ten size grades: greater than 5-inch, 5-inch, 4-inch, 3-inch, 2-inch, 1-inch, 1/2 –inch, ¼ inch, ⅛-inch and less than ⅛-inch. In addition, material type (e.g., chert, quartz, quartzite, etc.) is recorded for each specimen. Each specimen is weighed, and a combined weight calculated for all specimens exhibiting the same characteristics from a single provenience.

The amount of cortex present on the dorsal surface of a flake is also recorded in order to determine stages of tool production within sites. Cortex is the rough, weather-exposed covering found on raw materials (such as chert nodules) that do not flake well. Cortex must be removed in order to get to the fine-grained, hard inner material that does flake well and hold an edge. Primary flakes result from the first stage of lithic reduction, where the rough cortical surface of the source stone is removed. Primary flakes have cortex covering virtually their entire dorsal surface. Secondary and tertiary flakes are taken from the interior of cobbles, roughed-out tools over the process of tool manufacture (preforms or "blanks") or from finished tools, e.g. through

reshaping or resharpening. Secondary flakes are only partially covered with cortex on the dorsal surface, and tertiary flakes have no cortex remaining on the dorsal surface. Another by-product of stone tool production is called lithic shatter or angular debris, which consists of irregular pieces of stone that do not have the attributes associated with flakes, such as striking platforms and bulbs of percussion.

Because suitable lithic resources are not evenly distributed throughout Florida, attention to the stages of lithic reduction found at a site can reveal lithic procurement and tool manufacture strategies. Typically, lithic cobbles or nodules are collected from a quarry site and the cortex is removed to determine the usability of the inner material, and to lessen the weight, for easy transport and later manufacture of finished tools at another site. Lithic cores and/or preform ("blank") tools have had much of the cortex removed and are prepared so that sharp, thin flakes (in the case of cores) or finished tools (in the case of preforms) from these easily transported sources.

Thus, if all three flake types are found within a site, it is likely that lithic procurement and manufacture occurred at that site. In contrast, a high percentage of secondary and tertiary flakes indicates that tools are being made from prepared sources such as preforms or cores, or that reshaping or resharpening of already finished tools is occurring in a site. Production of finished tools or modification of existing tools is also indicated by the presence of small, tertiary flakes produced by pressure flaking rather than direct percussion methods.

Beyond these attributes, evidence of utilization is also recorded, particularly thermal alteration. Thermal alteration is the use of heat in order to bring about a desired change to lithic material that is to be worked. It increases the desirability of the stone in several ways. Fire changes the material on a microscopic level, making it easier to control what flakes will be removed from the core, and making them less likely to break. Furthermore, some types of chert and coral may turn various shades of red when heat is applied, due to the oxidation of iron in the lithic material. Thermally altering chert or coral also gives it a waxy, lustrous appearance that may have made it aesthetically more desirable (Chance 1982).

Historic Artifacts

Architectural Material

Architectural materials include those artifacts related to the construction of a structure, including raw materials and hardware. Nails, bricks, metal, mortar, and window glass are important parts of an architectural artifact assemblage since all can be temporally sensitive. Some historic ceramics are included in this category, such as tile, terra cotta, and sewer pipe fashioned from coarse earthenware.

Kitchen Glass

Glass artifacts are sorted on the basis of color, morphological attributes, and makers' marks. Several glass attributes serve as temporal markers. For example, although Jones and Sullivan (1989) point out that color is generally not a good chronological indicator, there are a

few notable exceptions. In general, dark green "black" bottle glass is the most common type recovered from late-eighteenth- and early-nineteenth-century archaeological contexts in the Southeast. Solarized amethyst is perhaps the most temporally diagnostic glass color, dating from ca. 1880 to 1915. Its availability ceased in 1915 due to the outbreak of World War I, and the lack of glass imported from Germany to the United States (Baugher-Perlin 1982, Kendrick 1966). Other important temporal indicators include pontil marks (pre-1860), three-piece molds (1809-1880), applied lips (pre-1900), embossed lettering (1869-1900), and machine-made bottles (post-1899) (Kendrick 1966). Kitchen glass also includes tableware, such as tumblers.

Historic Ceramics.

Earthenwares are generally fine-grained, light colored wares. Coarse earthenwares are fired at lower temperatures than stonewares and refined earthenwares.

Whiteware exhibits a white clay paste and a clear glaze and lacks the colored tints of earlier ceramics such as creamware and pearlware (Noël Hume 1970). Because of the difficulty in sorting whiteware from similar ironstone ceramics, PCI classifies both as whiteware. Whiteware ceramics are English in origin and were not produced in America until the 1860s (Lewis and Haskell 1981). Whiteware has been produced from the early nineteenth century to present day. In 1820, the manufacture of whiteware ceramics by whitening the glaze is considered to reflect the popularity of the very white bone china introduced during the first decades of the nineteenth century (MacMahon 1991).

Some researchers have noted the technological and stylistic changes in nineteenth- and early-twentieth-century ceramic manufacture (Lewis and Haskell 1981). These changes can provide some temporal markers. For example, molded or embossed whiteware was produced between the 1840s and the 1890s. Un-embossed plain hard-paste whiteware was popular for home use between the 1870s and 1890s (Lewis and Haskell 1981).

Laboratory Documentation

Standardized forms are used to record data concerning recovered cultural materials. This effort is geared toward the compilation of tabular summaries of recovery. All pertinent information including sample type, catalog numbers assigned, date of analysis, and initials of analysts are recorded on these forms. As analysis proceeds, summary tables are generated to provide data on diagnostic and other material recovered. This provides rapid access to cultural, temporal, and, in particular cases, functional information, thus aiding in interpretations. Eventually, all material recovered is tabulated by specific provenience. The data are presented by site, intrasite provenience, and analytical class.

During laboratory analysis, materials are catalogued in the following manner. Materials are grouped into lots by artifact type and provenience. Thus, materials from a single unit and level are grouped together into lots based on size, material, and other key classification distinctions and are assigned to sequential lot numbers within that particular provenience.

Materials are bagged by lot number in appropriately sized, polyvinyl bags with ziplock closures. Labels that list the provenience information, FS numbers, and lot numbers are printed on acid-free, archival quality paper and placed within each bag. In addition, the same provenience information, FS numbers, and lot numbers are written on the bags themselves using permanent ink markers. The individual lot bags are placed in larger, 4-mm, polyvinyl "cover bags" with ziplock closures, organized by individual provenience. The FS number, provenience information, and the lot numbers included within the bag (e.g., lots 1-4 for a bag containing four individual lot bags) are written in permanent marker on the outside of each cover bag.

Procedures to Deal with Unexpected Discoveries

Every reasonable effort has been made during this investigation to identify and evaluate possible locations of prehistoric and historic archaeological sites; however, the possibility exists that evidence of historic resources may yet be encountered within the project limits. Should any evidence of historic resources be discovered during earthmoving activities, all work in that portion of the project site should stop. Evidence of historic resources includes aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, and historic building foundations. Should questionable materials be uncovered during the excavation of the project area, representatives of Panamerican Consultants, Inc. – Tampa will assist in the identification and preliminary assessment of the materials. If such evidence is found, FDHR will be notified within two working days.

In the unlikely event that human skeletal remains or associated burial artifacts are uncovered within the project area, all work in that area must stop. The discovery must be reported to local law enforcement, who will in turn contact the medical examiner. The medical examiner will determine whether or not the State Archaeologist should be contacted per the requirements of Chapter 872.05, Florida Statutes.

CHAPTER V. RESULTS AND RECOMMENDATIONS

ARCHIVAL RESEARCH

Township 21 South, Range 22 East was surveyed and established in 1845 by Benjamin Whitner (Department of Environmental Protection 1846). The notes and maps were approved by in 1846. The project area is primarily located within Section 31, while a small portion extends into Section 32 (Figure 4). No homesteads are depicted in neither section, nor are any located in nearby sections. A segment of a historic road, labeled "Road from Tampa to Fort King" does pass through a the southeastern part of the project area. No natural features are depicted.

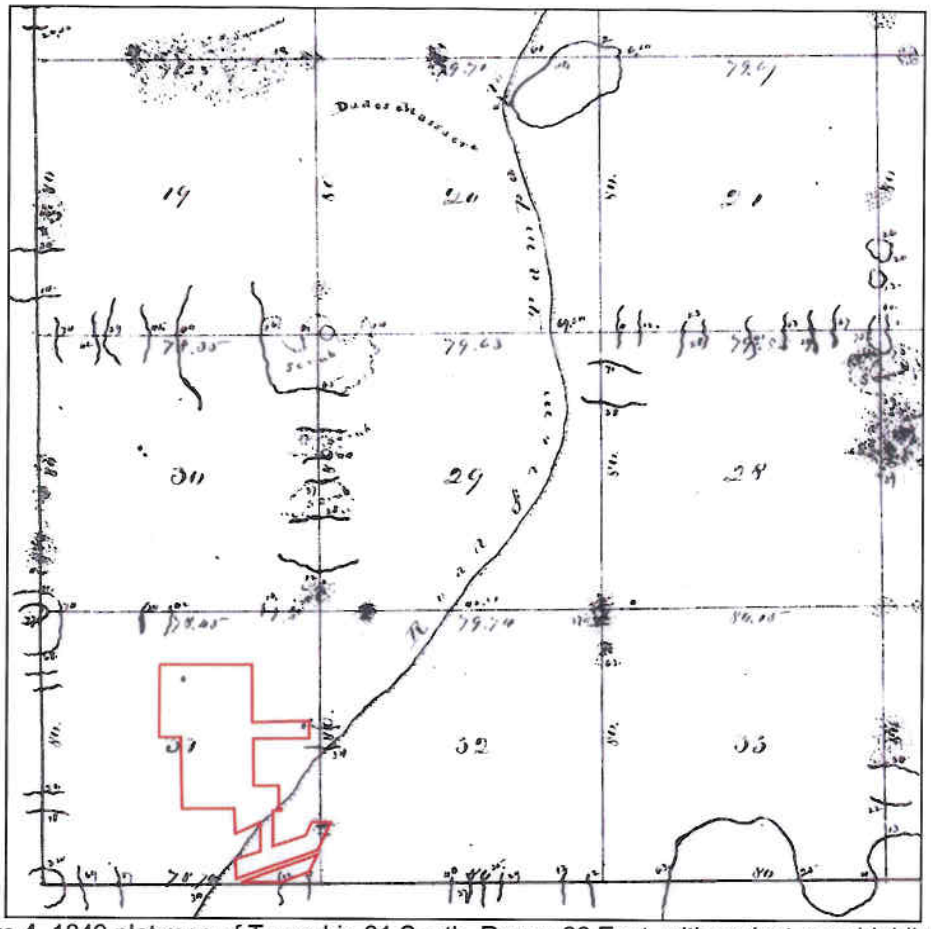

Figure 4. 1849 plat map of Township 21 South, Range 22 East, with project area highlighted.

A search of the records of the FMSF in GIS format dated January 2008 was conducted prior to the commencement of fieldwork. The records search indicated that no previously recorded archaeological sites or other cultural resources are located within the current project boundaries. The records search also identified two previously recorded archaeological sites within a one-mile radius of the project area (Table 2). Additionally, one previous cultural resource survey has been conducted within a one-mile radius of the project area (Table 3).

Table 2. Previously Recorded Archaeological Sites Within a One-Mile Radius of the Project Area.

Site	Site Name	Site type	Culture	NRHP Eligible - Surveyor	NRHP Eligible - SHPO
8SM497	CSX Railroad Corridor	Railroad Corridor	Twentieth century American	Ineligible	Ineligible
8SM470	Dickinson	Prehistoric campsite	Unknown prehistoric	Ineligible	Ineligible

Table 3. Previous Surveys Conducted within a One-Mile Radius of the Project Area.

Survey	Title	Date	Author	Sponsor
13710	Cultural Resource Assessment Survey of the St. Catherine Limerock Mine, Sumter County, Florida	2005	Horvath, Elizabeth A.	Rinker/Florida Crushed Stone Company

RESULTS OF THE CURRENT INVESTIGATIONS

Phase I archaeological fieldwork of the 674 Property project area was conducted May 27 - 29, 2008. The approximately 137-acre project area is a mixture of open pasture and wetlands (Figure 5 and 6). Large areas of wetlands are located in the southeast and southwest project area. Portions of the project area have been cleared for cattle. Most of the wetlands were dry at the time of the survey, allowing accessibility to almost all areas of the 674 Property. Disturbances to the project area appear to be limited to prior and current agricultural activities, pasture improvements, and some development. Surface visibility ranged from poor (<25 percent) to excellent (>75 percent). One hundred sixty-five (165) shovel tests were excavated, 9 of which were positive (Figure 7). Shovel testing resulted in the identification of two previously unrecorded archaeological sites (8SM544, 8SM545), a historic structure (8SM546), and one archaeological occurrence (AO 1) (Figure 8).

8SM544 (674 PROPERTY 1)

Site Type: Historic home/farmstead
Component(s): Late 19th - mid-twentieth century American
Site Location: Site 8MS544 is located approximately 158 meters west of SW 21st Street, Bushnell, Florida
Quad name: Saint Catherine, Fla. 1958
Approximate Site Dimensions: 60 m east/west x 45 m north/south
Approximate Site Area: 2,700 m^2
Topographical Location: Upland
Elevation: 65 ft. amsl
Soil Type: EauGallie fine sand, bouldery subsurface

Figure 5. 674 Property project area, view toward the east.

Figure 6. 674 Property project area, view toward the north.

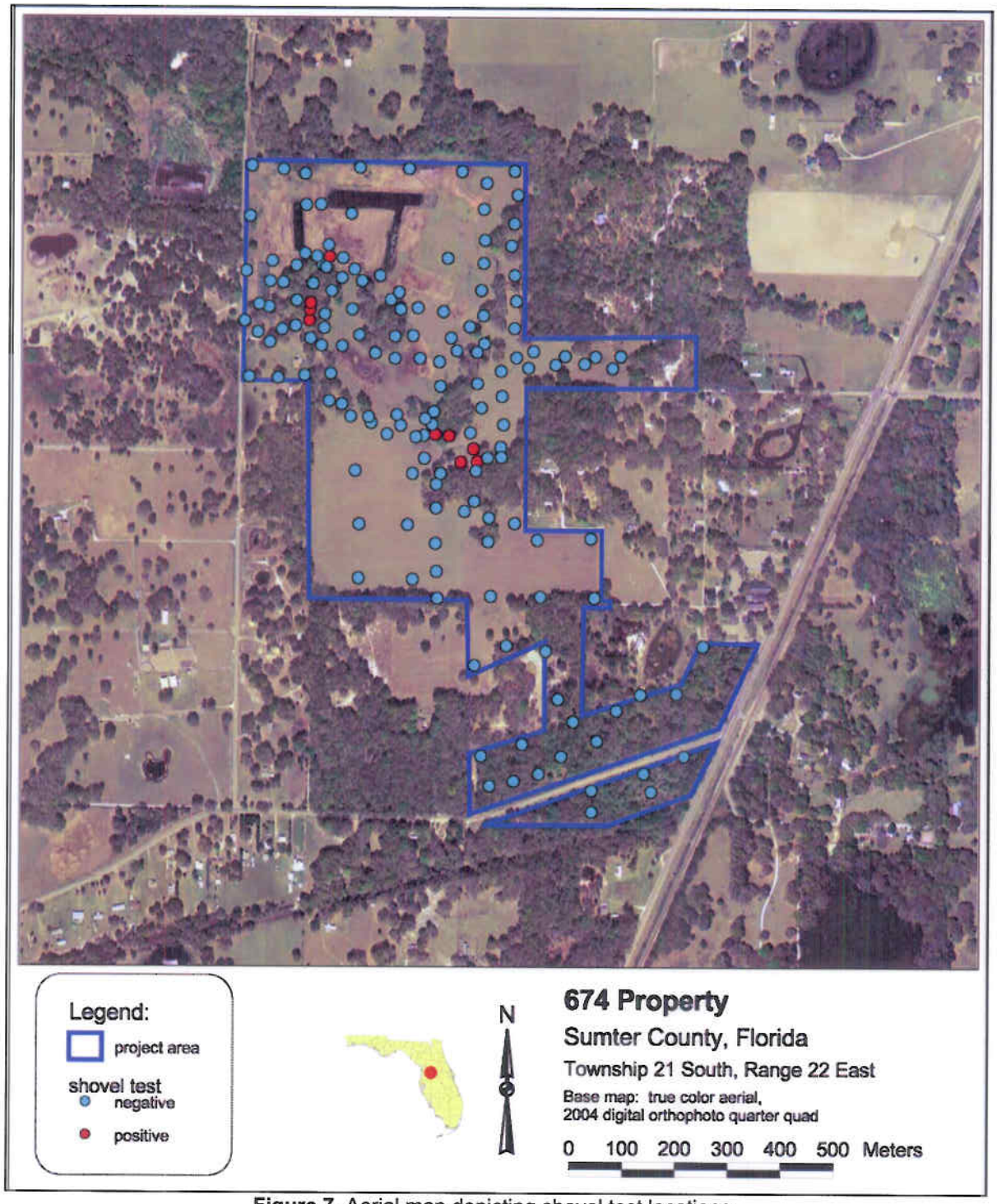

Figure 7. Aerial map depicting shovel test locations.

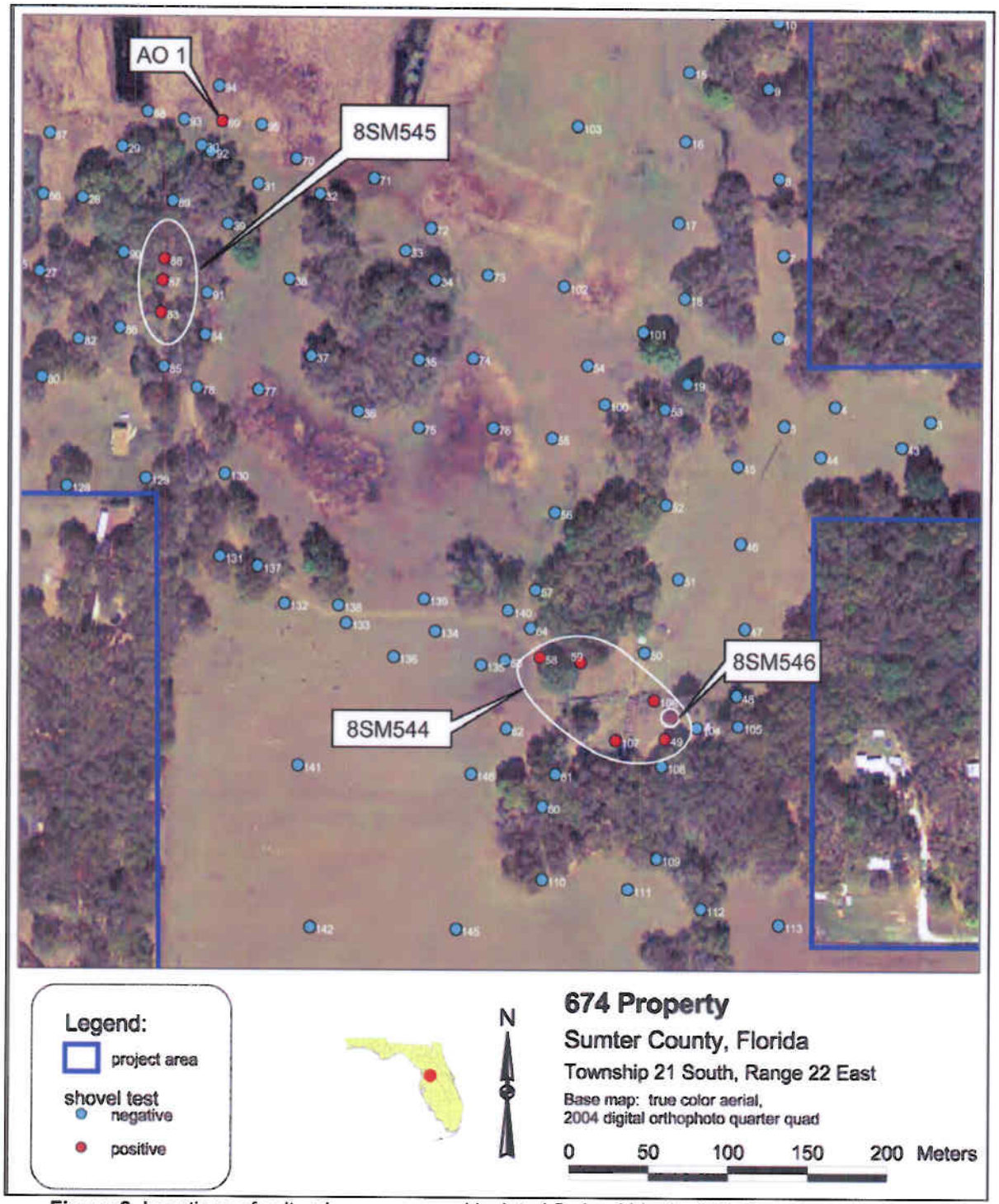

Figure 8. Locations of cultural resources and isolated finds within the 674 Property project area.

Nearest Water: An unnamed wetland borders the site
Survey Method: Shovel testing
NRHP Eligibility: Not eligible for NRHP listing

Site Condition: Site 8SM544 is located within an open pasture, and has been disturbed to an unknown extent from prior and current agricultural practices (Figure 9). Artifacts were recovered from the upper 20 cm of subsurface.

Discussion: Site SM544 is a historic scatter that is associated with 8SM546. Site boundaries were determined through shovel testing and surface inspection. The site measures approximately 60 m east/west by 45 m north/south. No intact subsurface deposits or features were evident in any of the shovel tests. A typical shovel test profile for 8SM544 follows:

0-20 cmbs	Gray fine sand
20-60 cmbs	Light brown sand
60+ cmbs	Light brown fine sand

Figure 9. 8SM544, view toward the southeast.

Artifacts: A total of 17 artifacts was recovered from 8SM544 (Table 4). The majority (n=10) of artifacts consist of window and bottle glass. A brass shotshell head stamped "WINCHESTER NUBLACK" was recovered. The date range for the headstamp is 1894 through 1932. Taken as a whole, the nature and distribution of the assemblage strongly suggests that it is indicative of a home or farmstead.

Interpretations: Site 8SM544 is a moderate-sized historic artifact scatter with low artifact density and low artifact diversity (15< artifact types). The presence of amethyst glass and the shotshell headstamp indicates a late nineteenth - mid twentieth century site occupation.

Recommendations: No evidence of intact deposits such as kitchen midden was observed in shovel tests. Given the commonality of the site type and the lack of subsurface features, it is not likely that 8SM544 would offer much information regarding Florida's history. Its value lies in its being recorded. Site 8SM544 is not eligible for NRHP listing.

Table 4. Artifact Summary of 8SM544.

Shovel Test	surface	58	59	49	106	107	Total
blue glaze w/Bristol interior on gray stoneware	1						1
plain ironstone	3						3
clear window glass			1	1		1	3
amethyst glass		1	1				2
amber bottle glass			1		1		2
clear bottle glass			1		2		3
brass centerfire shotshell head, fired (1894 - 1931/2)				1			1
cut nail, (3.0 - 3.5 in)				1			1
cut common nail (1.0 - 1.5 in)					1		1
Total	**4**	**1**	**4**	**3**	**4**	**1**	**17**

8SM545 (674 PROPERTY 2)

Site Type: Prehistoric lithic scatter
Component(s): Unknown prehistoric
Site Location: Site 8MS545 is located approximately 120 meters east of CR 674, Bushnell, Florida
Quad name: Saint Catherine, Fla. 1958
Approximate Site Dimensions: 25 m east/west x 50 m north/south
Approximate Site Area: 1,250 m^2
Topographical Location: Upland
Elevation: 65 ft. amsl
Soil Type: Sparr fine sand, bouldery subsurface, 0 to 5 percent slopes
Nearest Water: An unnamed wetland borders the site
Survey Method: Shovel testing
NRHP Eligibility: Not eligible for NRHP listing

Site Condition: Site 8SM545 is located within a copse of oak trees in an open pasture, and has been disturbed to an unknown extent from prior and current agricultural practices (Figure 10). Artifacts were recovered from the upper 20 cm of subsurface.

Discussion: Site SM545 is a prehistoric lithic scatter.. Site boundaries were determined through shovel testing and surface inspection. The site measures approximately 25 m east/west by 50 m

north/south. No intact subsurface deposits or features were evident in any of the shovel tests. A typical shovel test profile for 8SM545 follows:

0-20 cmbs	Dark ray fine sand
20-70 cmbs	Light gray sand
70+ cmbs	Light gray fine sand with rock

Figure 10. 8SM545, view toward the south.

Artifacts: A total of 8 artifacts was recovered from 8SM545 (Table 5). All artifacts are lithic debitage, split evenly between flakes and shatter. No culturally diagnostic material was recovered.

Table 5. Artifact Summary of 8SM545

Shovel Test	83	88	87	Total
1/4" tertiary flake, chert	2	1		3
1/2" secondary flake, chert			1	1
shatter	1		3	4
Total	3	1	4	8

Interpretations: Site 8SM545 is a small-sized prehistoric lithic scatter with low artifact density and low artifact diversity (15< artifact types). Since no culturally diagnostic material was recovered, no definitive cultural affiliation can be ascribed. Also, given the soil type at the site and the surrounding area, these artifacts may be recent byproducts of agricultural clearing and general land use.

Recommendations: No evidence of intact deposits such was observed in shovel tests and no culturally diagnostic material was recovered. Given the commonality of the site type, the small amount of material, the lack of subsurface features, and the little information 8SM545 could add to the body of knowledge regarding Florida's prehistoric peoples, 8SM545 is not eligible for NRHP listing.

Archaeological Occurrences

An archaeological occurrence is a designation given to a single artifact or a collection of artifacts that do not meet the minimum criteria for being considered an archaeological site. One piece of lithic debitage was recovered from Shovel Test 69. Delineation of this shovel test did not yield any additional material.

8SM546 (674 Structure)

8SM546 is located within the site boundaries of 8SM544 (see Figure 8). 8SM846 is a rectangular one-story building that was probably built as shelter for ranch hands, but is currently used to store hay (Figures 11 and 12). The building may have been constructed from "found" material in an old barn or country house. The building's exterior is board and batten, vertical planks that often do not meet, and horizontal boards of which some have been removed. The primary gable roof and side-shed roofs are covered with sheet metal panels. There is no evidence of a chimney and, although most doors and windows have been removed, a few three-over-one double hung wood sash windows remain in place. The front door is sheltered by a shed roof over an earthen floor. The foundation, where it has not collapsed, is wood block and brick piers. Although the interior of the building is rough and unfinished, some materials may have been previously removed; however, there is no evidence that the walls or floors were ever finished with sheetrock or a secondary floor (Figure 13). Part of a pump house, animal pen, and corral are located near the building. The building is not recorded by the Sumter County Property Appraiser (Hawkins 2008) on Parcel N31=013 and no construction date is provided. Because it has no outstanding architectural characteristics or known historical associations, 8SM546 is not considered potentially eligible for listing in the NRHP.

Figure 11. 8SM546, view toward the northwest.

Figure 12. 8SM546, view toward the southwest.

Figure 13. Interior of 8SM546.

RECOMMENDATIONS

An archaeological and historical survey of the 674 Property project area was conducted by Panamerican Consultants, Inc. (PCI), Tampa, Florida, for Kimley-Horn and Associates, Inc., Lakeland, Florida, in accordance with Section 106 of the *National Historic Preservation Act of 1966* (Public Law 89-665), as amended in 1992, and *36 C.F.R., Part 800: Protection of Historic Properties,* Chapters 267 and 373, *Florida Statutes,* Florida's Coastal Management Program, and implementing state regulations. The investigation described within this report was designed to satisfy the requirements of Chapter 1A-46 of the *Florida Administrative Code,* and to comply with Chapters 267 and 373, *Florida Statutes*, as well as other impending state regulatory requirements. The purpose of this investigation was to identify archaeological sites, historic structures, and historic features within the project limits and assess their potential eligibility for listing in the National Register of Historic Places (NRHP).

No previously recorded cultural resources are located within the project area; however, field investigations identified two previously unrecorded archaeological sites, a historic structure, and an archaeological occurrence. Site 8SM544 is a historic artifact scatter associated with 8SM546, the newly recorded structure. Site 8SM545 is a small prehistoric lithic scatter that only yielded lithic debitage. An archaeological occurrence consisting of a single chert flake was identified in the

northwest portion of the property. Sites 8SM544 - 546 are recommended not eligible for NRHP listing. Based on the results of this field investigation, it is the opinion of PCI that development of the 674 Property project area will not have an effect on sites or properties that have historical, cultural, or sacred significance, or that otherwise meet the minimum criteria for NRHP listing. Development of this property will not affect any cultural resources that are otherwise of local or regional significance. No further archaeological work or historical research is recommended.

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APPENDIX E

Environmental Assessment

DAVID W. HALL, PH.D.
Environmental Consultant
Forensic Botanist

PANDION SYSTEMS

D & M LAND DEVELOPMENT, LLC.

SOUTHERN VILLAS MOTORCOACH RESORT – 135 ACRES
NATURAL RESOURCES INVENTORY & ENVIRONMENTAL ASSESSMENT

SUMTER COUNTY, FLORIDA

02 April 2008

John W. Hendrix performed habitat, listed wildlife, and listed plant surveys on adjoining Parcels N31-013, N31-096, and N31-053, with a combined acreage of approximately 135 acres located with partial frontage on both sides of County Road 673, the east side of County Road 674, and the west side of US Highway 301, in Sumter County, Florida. The property is located in Section 31, Township 21 South, Range 22 East, approximately three miles south of the City of Bushnell. The parcel is surrounded by land uses of agriculture and rural residential. The boundaries of the property are fenced, except a small area of approximately 7 acres south of CR 673, with gated access points off SW 97th Avenue on the southeast side, and off CR 674 on the northwest side.

A thorough field survey was conducted on March 20 and 24, 2008. The weather during the days when the field survey work was performed was clear and mild (70 degrees F.), with sunny conditions and light northerly winds on the 20th and breezy southwest winds with gusts up to 15 miles per hour on the 24th.

SITE OVERVIEW

The site is an irregularly shaped property situated generally between County Roads 673 and 674 on the south and west and US 301 on the east. Local streets and residences of the community of Saint Catherine join the property on the east side, between the property boundary and US 301. The larger body of the property is a rectangular block of approximately 115 acres, which bounds CR 674 on the northwest. This main area of the property, along with an easterly finger extension and an irregular-shaped extension off the southeast side, are all in open improved pasture or in oak-woods pasture for cattle ranching use. The remaining piece of the property, an east-west oriented leg consisting of about 21.5 acres, extends along frontage on each side of CR 673 and on the west side of US 301, at their intersection on the extreme southeast side of the site. This area is naturally forested with mix of pine-mesic oak and live oak hammock. The portion of this area, which lies south of CR 673, is bounded along the south property line by an old railroad bed and an electric distribution line easement. A map of the habitats of the property, based on Florida Land Use, Cover and Forms Classification System (1999) codes is attached.

The historic natural community of the upland of this area was Longleaf Pine - Xeric Oak Sandhill. A long period of fire suppression over the last few decades in this region, along with the agricultural clearing and land use, has removed the original natural community that would be

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expected to occur on this upland habitat, resulting in a succession in uncultivated areas by a mesic oak forest. Sand Live Oak and Upland Laurel Oak dominate the forested areas that remain in the landscape, which is, on the whole, dominated by agricultural fields and pastures. The open fields of this parcel have been in continuous use as pastureland through recent times up to the present, and the current cover in this open pasture is a closely grazed growth of Bahia Grass with some patches of Sand Blackberry and a dominance of Big Carpetgrass in the poorly drained northwestern area. Elevations range from 65 to 70 feet above MSL across this relatively flat site. Soil types on the property consist of somewhat poorly drained Sparr Fine Sand on the gently sloping areas of the southcentral part of the site, to poorly drained EauGallie Fine Sand and Kanapaha Sand, around the margins, to very poorly drained Okeelanta Muck in the northwest area. These soil types for Sumter County all indicate bouldery subsurface conditions. This was confirmed during the field survey by observation of numerous exposed limerock boulder outcrops.

HABITAT SURVEY

Improved Pastures 211

Most of the main block of land of the study area is open, closely grazed, improved pasture. This amounts to about 80 acres, mixed with Woodland Pasture and surrounding ponds and associated wet pastures in the northwest area. These pastures are partially cross-fenced, but open gates and fence gaps normally allow free movement of cattle across the entire site, except into the pine-oak woodland belt along CR 673 in the southeast corner. Perimeter fence rows are wooded along some boundaries, but generally open along adjoining roadways on the east and northwest sides. The open pasture fields are covered by a closely cropped cover of Bahia Grass and Centipede Grass with small thickets of Sand Blackberry. Other small shrubs and common weeds and herbs such as American Beautyberry, Common Beggar's-tick, Tread Softly, Dog Fennel, Pokeweed, Prickly-pear Cactus, False Dandelion, Sandhill Milkweed, Winged Sumac, Flag Pawpaw, Purple Thistle, Florida Pusley, Southern Dewberry, Hercules'-club, and Arrow-leaf Sida are mixed with the pasture cover in the field margins. The trees of these fence rows consist of Sand Live Oak, Upland Laurel Oak, an occasional Slash Pine and Longleaf Pine, Hackberry, and Hercules'-club. Outcrops of boulder limerock are common on the ground surface.

Woodland Pastures 213

Approximately 25 acres of the pastureland of the project area is covered by a mature canopy of oaks, dominated by large Sand Live Oaks with some Upland Laurel Oak, Hackberry, and one or two old Longleaf Pines. A few Slash Pine are included in this Woodland Pasture in the southeast part, just north of the mixed pine-oak belt along CR 673. Watering spots and corral locations are located under these large oaks, which are scattered in patches across the east, southeast, and northwest sides of the open pasture areas. Cattle trails run through the very open, closely grazed understory of these wooded areas, and the only areas largely avoided by cattle are the few locations with a thick groundcover of the thorny exotic nightshade, Tropical Soda Apple. Other small trees, shrubs, and groundcover found in this habitat are Sand Blackberry, American Beautyberry, Arrowleaf Sida, Scarlet Milkweed, Virginia Creeper, Yellow Jessamine, Catbrier, Southern Shield Fern, Hercules'-club, Dog Fennel, Cabbage Palm, Southern Magnolia, Trifoliate Orange, and the exotic, Camphor Tree.

Pine - Mesic Oak 414

The most southeastern part of the study site is a 21.5 acre mature pine-mesic oak forest, heavily dominated by large Sand Live Oak, Slash Pine, and Water Oak. This belt of woods runs adjacent to the highways in the northwest quadrant of the intersection of CR 673 and US 301. The subcanopy consists of Southern Magnolia, Black Cherry, Red Maple, Cabbage Palm, and Saw Palmetto, with undisturbed groundcover and many vines such as Shiny Blueberry, Virginia Creeper, Yellow Jessamine, Trumpet Creeper, Annual Blue-eyed-grass, Summer Grape, Poison Ivy, Muscadine Grape, Partridge Berry, and Bracken Fern. A disturbed area (~ 0.25 acre) bordering the old railroad bed south of CR 673 has been cleared of mature tree cover in recent years and now is dominated by early successional growth such as Wax Myrtle, Broom Grass, Dog Fennel, young Upland Laurel Oak, and numerous young American Elm, which have spread into the edge of the power line easement and disturbed area from an adjacent seed tree offsite, south of the railroad bed.

WILDLIFE SURVEY

Wildlife was surveyed visually, aided by binoculars. The survey included a search for calls and other sign such as tracks and scat. Several species of wildlife were observed or otherwise identified during the survey. Birds included Northern Cardinal, Black Vulture, Turkey Vulture, Blue Jay, Red-bellied Woodpecker, Pileated Woodpecker, Red-shouldered Hawk, Tufted Titmouse, Carolina Wren, Common Crow, Swallow-tailed Kite, Common Gallinule, and the Southeastern American Kestrel, listed as Threatened by the State of Florida. Mammals included Pocket Gopher, Nine-banded Armadillo, Gray Squirrel, Coyote, and the Sherman's Fox Squirrel, listed as a Species of Special Concern by the State of Florida. Approximately 24 burrows of Gopher Tortoise, listed as Threatened by the State of Florida, were found in the fence rows and open pasture of the study area.

WETLANDS SURVEY

Ponds/Vegetated Non-Forested Wetlands 640

Three (3) surface water/wetland areas are present in the open pasture of the northwest corner of the subject parcel. These surface waters/wetland areas are wide, excavated trench ponds, approximately 60 to 100 feet wide and 225 to 600 feet long. The largest pond (Wetland #1) is situated in the center of the north pasture, and is an L-shape, with a shorter, narrower leg running south from the main east-west trench. All these ponds were apparently excavated by dragline in the past and are located in an area mapped as FEMA Flood Zone A, with inundation by 100-year flooding. The excavation of these ponds in this flood prone area has provided pond watering for cattle and some draining and drying of the surrounding historic wet pasture. Mucky soils persist on the floodplain flats surrounding the ponds, but oxidation of the organic soils and receding movement of wetland vegetation to the pond margins indicate a dehydration trend over the area. Wetland vegetation on the banks and in the submerged area of these ponds is affected by cattle pressure, and currently consists of Cowlily, Pennywort, Pickerelweed, Coastal Plain Willow, Alligatorweed, Blue Maidencane, Smartweed, and Big Carpetgrass. These pond-wetlands were delineated on the ground along Top of Bank, with two areas extending into low pasture areas adjacent to Wetland 1. The standard delineation of these two low pasture areas joins with the Top of Bank delineation to form a continuous jurisdictional boundary around Wetland 1. An ephemeral watercourse (surface water) is located on the east side of the northern pasture, and appears to convey floodwaters offsite to the east. A few small Buttonbush, Pennywort, and a

Dahoon were noted along this dry, sandy swale. Field data sheets (attached) were prepared to document the three surface water/wetland determinations and delineations of these three (3) pond-wetland areas.

PROTECTED WILDLIFE AND PLANT SURVEY

A survey of listed species was conducted. Species of interest consisted of those designated by the U.S. Fish and Wildlife Service as endangered, threatened, or under review for listing; those designated by the Florida Fish and Wildlife Conservation Commission as endangered, threatened, or species of special concern; and those designated by the Florida Department of Agriculture and Consumer Services as endangered, threatened, or commercially exploited.

Prior to the field survey, a literature search was conducted to identify listed species that could potentially occupy the habitats at this site. The primary sources of information were: the Florida Natural Areas Inventory (FNAI) data base; *Rare and Endangered Biota of Florida – Vol. I-V, 1979*; Nancy C. Coile's *Notes on Florida's Endangered and Threatened Plants, 2000*; the Florida Fish and Wildlife Conservation Commission website (http://floridaconservation.org/pubs/endanger.html); and the personal experience of the survey biologists.

PROTECTED SPECIES SURVEY METHODS

A comprehensive survey was conducted. The entire parcel was walked on foot or driven in meandering transects to look for any species evident during this season. Adjacent habitats were visually and physically surveyed for wildlife. The possibility always exists that a particular expected species was not apparent during the time of the field observations. A plant could have been dormant, late resuming growth for the year, bloomed out of season, or not have germinated when expected due to unusual microclimatic conditions. Wildlife simply could not have been present when the survey was performed.

PROTECTED SPECIES SURVEY RESULTS

A list of protected plant and animal species known to occur in Sumter County is attached.

Plants

No listed species of plants was seen during this survey.

Animals

A short discussion of the listed species likely to occur in the habitats on this site follows:

Amphibians

Gopher Frog – Gopher frogs are a commensal species with the Gopher Tortoise, and may be seen in the openings and immediate areas around Gopher Tortoise burrows. None were seen during this survey.

Reptiles

Gopher Tortoise –Approximately 24 gopher tortoise burrows, most of which appear to be active, were located in the open pasture or in the field margins or fence rows of the property.

Eastern Indigo Snake – No indigo snakes or shed skin were seen during this survey.

Sand Skink – Only minimal sand habitat which might be frequented by sand skinks is present on this site, and no skinks or tracks were seen.

Florida Pine Snake – Florida pine snakes are typically found in dry sandy habitats, sometimes inhabiting gopher tortoise burrows. No Florida pine snakes were seen.

Short-tailed Snake – Short-tailed snakes are typically found in xeric upland habitats. No short-tailed snakes were seen.

Birds

Florida Scrub Jay – No Type 1 or Type 2 habitat occurs on this site. No scrub jays were seen.

Kirtland's Warbler – This bird prefers low structured habitats, scrub or young communities. No Kirtland's warblers were seen.

Peregrine Falcon – Open terrain preferred by Peregrine falcons is found on this site. No Peregrine falcons were seen.

Southeastern American Kestrel – Open grassy habitat favored by kestrels does occur on this site and on surrounding lands. A single male kestrel was seen on an electric wire over the southeast pasture. No movements of the bird gave any indication of a nest cavity location.

Florida Sandhill Crane – Open pasture and non-forested wetland habitats which might be frequented by these birds, does occur on this property. No cranes were seen, but neighbors report use of the pastures by sandhill cranes, and this would be expected due to the habitat characteristics.

Bald Eagle – The Florida Fish and Wildlife Conservation Commission website was checked for known nest locations. No known eagle nests occur on this site and no eagles were seen.

Red-cockaded Woodpecker – Mature pine habitat is necessary for nesting (cavities) and feeding. No pines are present, and the associated habitat is not suitable. No red-cockaded woodpeckers were seen.

Fishes

This upland site has some aquatic habitat for fish species in the excavated ponds of the northwest part of the property. These ponds are impacted by cattle use and would not be expected to support listed fish species.

Mammals

Sherman's Short-tailed Shrew – Normally found in ditches and moist habitats with dense grass vegetation. Some habitat of this type occurs periodically on this site in the floodplain area of the north pasture, around the pond margins, although this grassy vegetation is closely cropped by cattle. No shrews were seen.

Florida Panther – Home ranges are quite large. Due to the rarity of this species and the incompatible land uses of the surrounding areas, panthers would not be expected. No panthers were seen.

Florida Mouse – When present, one can frequently find a small round burrow adjacent to a gopher tortoise burrow. No mice or small burrows were seen.

Sherman's Fox Squirrel – Sherman's fox squirrels prefer the optimum habitat of mature, fire-maintained longleaf pine/turkey oak sandhills, open oak-pine-hickory woodland pastures, and flatwoods. The woodland pasture habitat of the property is suitable for nesting and foraging use by Sherman's fox squirrels, and one was seen on the ground and in the large live oaks near the CR 674 gate on the northwest side.

CONCLUSIONS AND RECOMMENDATIONS

A natural resource inventory and environmental assessment were conducted for the subject property and immediate adjacent areas. Plants, animals, and critical habitats, listed under the protected or otherwise regulated categories of Endangered, Threatened, and Species of Special Concern, as defined by state and federal regulations, or listed as S1, S2, or S3 by the Florida Natural Areas Inventory, were identified and surveys conducted. No critical habitats are located on or adjacent to the study site, and no listed plant species were found. The listed animals found on the site were the Gopher Tortoises and a single Southeastern American Kestrel, listed as Threatened by the State of Florida, and a single Sherman's Fox Squirrel, listed as a Species of Special Concern by the State of Florida. The Florida Fish and Wildlife Conservation Commission should be consulted regarding requirements or recommendations for avoidance, management, or mitigation for impacts or habitat modifications that would adversely affect the Southeastern American Kestrel and the Sherman's Fox Squirrel. Pursuant to Chapter 68A-27.005 FAC, within sixty (60) days prior to commencement of construction activities that will adversely impact the Kestrel and the Fox Squirrel, coordination for compliance, including permitting, if required, must be completed with the Florida Fish and Wildlife Conservation Commission.

Twenty four (24) burrows of the Gopher Tortoise, which is listed as Threatened by the State of Florida, were found, physically marked and mapped by GPS. Use or development of the property must comply with the provisions of Chapter 68A-27.0012, Florida Administrative Code, regarding the conservation and management of the Gopher Tortoises found on the property. Current regulations require compliance with the Florida Fish and Wildlife Conservation Commission's Gopher Tortoise Management Plan, September 2007, and provide different options for addressing the management of the Gopher Tortoise. These include onsite avoidance in project design, and permitted relocation of Tortoises, either onsite or to an offsite location, with mitigation fees used for habitat land acquisition and management. Specific approach and strategies will have to be determined through coordination and permitting with the Florida Fish and Wildlife Conservation Commission. The Species Conservation Planning Section can be contacted at (850) 921-5990, ext. 17310, or online at http://myfwc.com/permits/Protected-Wildlife/contacts.htm for guidance regarding management plans and permitting which may be required for the identified listed species in the project area.

Three (3) surface water/wetland areas and an ephemeral watercourse (surface water) are located in the northern part of the property in the FEMA mapped 100-year floodplain area. The three wetlands are excavated ponds with floating and emergent vegetation in the submerged zones, and with two (2) adjoining depressional wetland pasture extensions off the largest pond, Wetland #1. The watercourse is a dry swale running offsite to the east from the northern floodplain area. Even though these ponds and associated wet pasture depressions are heavily impacted by cattle use, these surface waters/wetlands would be regulated by the State of Florida (Department of Environmental Protection or regional water management district), and possibly federal environmental agencies (U.S. Army Corps of Engineers). Consultation and coordination with the state environmental resource permitting agency (Southwest Florida Water Management District) is recommended regarding any proposed development of the property. Wetland data sheets and a map are attached to document the delineation of these waters/wetlands.

Sincerely,

John W. Hendrix

John W. Hendrix, M.S., P.W.S.

Enclosures (Habitat Photographs, Table of Listed Plants, Table of Listed Wildlife, Habitat Map, Surface Water/Wetland Map, Map of Listed Species, Wetland Data Sheets)

CF: Kimley-Horn and Associates, Inc.
Pandion Systems, Inc.

Photo 1. View of Improved Pasture (211)

Photo 2. Surface Water/Wetland # 2, NW Corner

Photo 3. Pine - Mesic Oak (414) in SE Corner

Photo 4. Woodland Pasture (213)

Sumter County List of Endangered Plants

Scientific Name	Common Name	Florida[1]	Federal[1]	Habitat
Asplenium auritum	Auricled Spleenwort; Eared Spleenwort	E		Swamps
Asplenium verecundum	Delicate Spleenwort	E		Upland pine forests
Carex chapmanii	Chapman's Sedge	E		Mesic hammock
Centrosema arenicola	Sand Butterfly Pea; Pineland Butterfly Pea	E		Scrubby & mesic flatwoods; mesic hammocks
Dicerandra cornutissima	Robin's Mint; Long-spurred Mint	E	E	Scrubs
Encyclia tampensis	Florida Butterfly Orchid	C		Upland & hydric hammocks; swamps
Epidendrum conopseum	Green-fly Orchid	C		Mesic hammocks; swamps
Eriogonum floridanum	Scrub-buckwheat	E	T	Sandhills; scrubs
Garberia heterophylla	Garberia	T		Sandhills; scrubs
Harrisella filiformis	Threadroot Orchid; Leafless Orchid	T		Croplands; hammocks; swamps
Hexalectris spicata	Crested Coralroot; Brunetta	E		Mesic hammocks
Lobelia cardinalis	Cardinal Flower	T		Stream & river banks
Lycopodium cernuum	Nodding Club-moss; Staghorn Clubmoss	C		Wet flatwoods; marshes; swamps
Matelea gonocarpos	Angle-pod	T		Slope & floodplain forests
Osmunda cinnamomea	Cinnamon Fern	C		Marshes; swamps
Osmunda regalis	Royal Fern	C		Marshes; swamps
Pecluma dispersa	Widespread Polypody	E		Upland & hydric hammocks
Pecluma plumula	Plume Polypody	E		Floodplain forests; hydric hammocks
Pecluma ptilodon	Swamp Plume Polypody	E		Floodplain forests; hydric hammocks; swamps
Peperomia humilis	Reddish Peperomia; Polynesian Peperomia	E		Mesic hammocks; swamps
Pinguicula caerulea	Blue Butterwort	T		Wet flatwoods
Pinguicula lutea	Yellow Butterwort	T		Wet flatwoods; seepage bogs
Platanthera flava	Gypsy-spikes; Southern Tubercled Orchid; Southern Rein Orchid	T		Floodplain forests
Rhapidophyllum hystrix	Needle Palm; Vegetable Porcupine	C		Bottomland, seepage slope & slope forests
Sarracenia minor	Hooded Pitcher-plant; Rain-hat Trumpet	T		Wet flatwoods; seepage bogs
Spigelia loganioides	Levy Pinkroot	E		Floodplain forests; hydric hammocks
Spiranthes laciniata	Lace-lip Ladies'-tresses; Lace-lip Spiral Orchid	T		Wet flatwoods; marshes; swamps
Spiranthes ovalis	Lesser Ladies'-tresses	E		Hydric hammocks; swamps
Tillandsia utriculata	Giant Wild-pine; Swollen Wild-pine	E		Flatwoods; hammocks; pine rocklands; swamps
Trichomanes punctatum	Florida Bristle Fern	E		Rockland hammocks; sinkholes
Zamia floridana	Coontie; Wild Sago; Florida-arrowroot	C		Scrubby flatwoods; mesic & xeric hammocks; sandhills; scrubs

Scientific Name	Common Name	Florida[1]	Federal[1]	Habitat
Zephyranthes atamasco	Rain-lily; Atamasco-lily; Easter-lily	T		Pastures; bottomland forests; mesic & calcareous hammocks

[1]C = Commercially Exploited
E = Endangered
T = Threatened

Sumter County List of Endangered Animals

Scientific Name	Common Name	Florida[1]	Federal[1]	Habitats
		Amphibian		
Rana capito	gopher frog	SSC		Mesic & scrubby flatwoods; upland pine forests; xeric hammocks; marshes; ponds; lakes; sandhills; scrubs
		Birds		
Aphelocoma coerulescens	Florida scrub jay	T	T	Scrubs; scrubby flatwoods
Aramus guarauna	limpkin	SSC		Virtually all wetlands
Dendroica kirtlandii	Kirtland's warbler	E	E	Upland pine forests; mesic, rockland & xeric hammocks; scrubs
Egretta caerulea	little blue heron	SSC		Virtually all wetlands
Egretta thula	snowy egret	SSC		Virtually all wetlands
Egretta tricolor	tricolored heron, Louisiana heron	SSC		Virtually all wetlands
Eudocimus albus	white ibis	SSC		Virtually all wetlands
Falco peregrinus tundrius	peregrine falcon	E		Pastures; open lands; old fields; croplands; marshes; prairies; ponds; lakes; streams; rivers; spring runs; swamps
Falco sparverius paulus	southeastern American kestrel	T		Croplands; open lands; pastures; old fields; flatwoods; upland pine forests; prairies; sandhills
Grus canadensis pratensis	Florida sandhill crane	T		Pastures; marshes; dry & wet prairies
Haliaeetus leucocephalus	bald eagle	T	T	Virtually all wetlands
Mycteria americana	wood stork	E	E	Virtually all wetlands
		Mammals		
Blarina carolinensis (=brevicauda) shermani	Sherman's short-tailed shrew	SSC		Wet flatwoods; hydric & prairie hammocks; wet prairies
Podomys floridanus	Florida mouse	SSC		Scrubby flatwoods; scrubs; sandhills
Sciurus niger shermani	Sherman's fox squirrel	SSC		Mesic & scrubby flatwoods; upland pine forests; xeric hammocks; sandhills; dome swamps
Ursus americanus floridanus	Florida black bear	T		Virtually all habitats
		Reptiles		
Alligator mississippiensis	American alligator	SSC	T(S/A)	Virtually all wetlands
Drymarchon corais couperi	eastern indigo snake	T	T	Pastures; croplands; flatwoods; upland pine forests; hydric & rockland hammocks; wet prairies; sandhills; scrubs
Gopherus polyphemus	gopher tortoise	SSC		Pastures; scrubby flatwoods; xeric hammocks; dry prairies; sandhills; scrubs
Pituophis melanoleucus mugitus	Florida pine snake	SSC		Pastures; scrubby flatwoods; xeric hammocks; sandhills
Pseudemys concinna suwanniensis	Suwannee cooter	SSC		Alluvial & blackwater streams & rivers; spring runs
Stilosoma extenuatum	short-tailed snake	T		Xeric hammocks; sandhills; scrubs

[1]C = Commercially Exploited
E = Endangered
T = Threatened

Figure 1. Habitat Map.

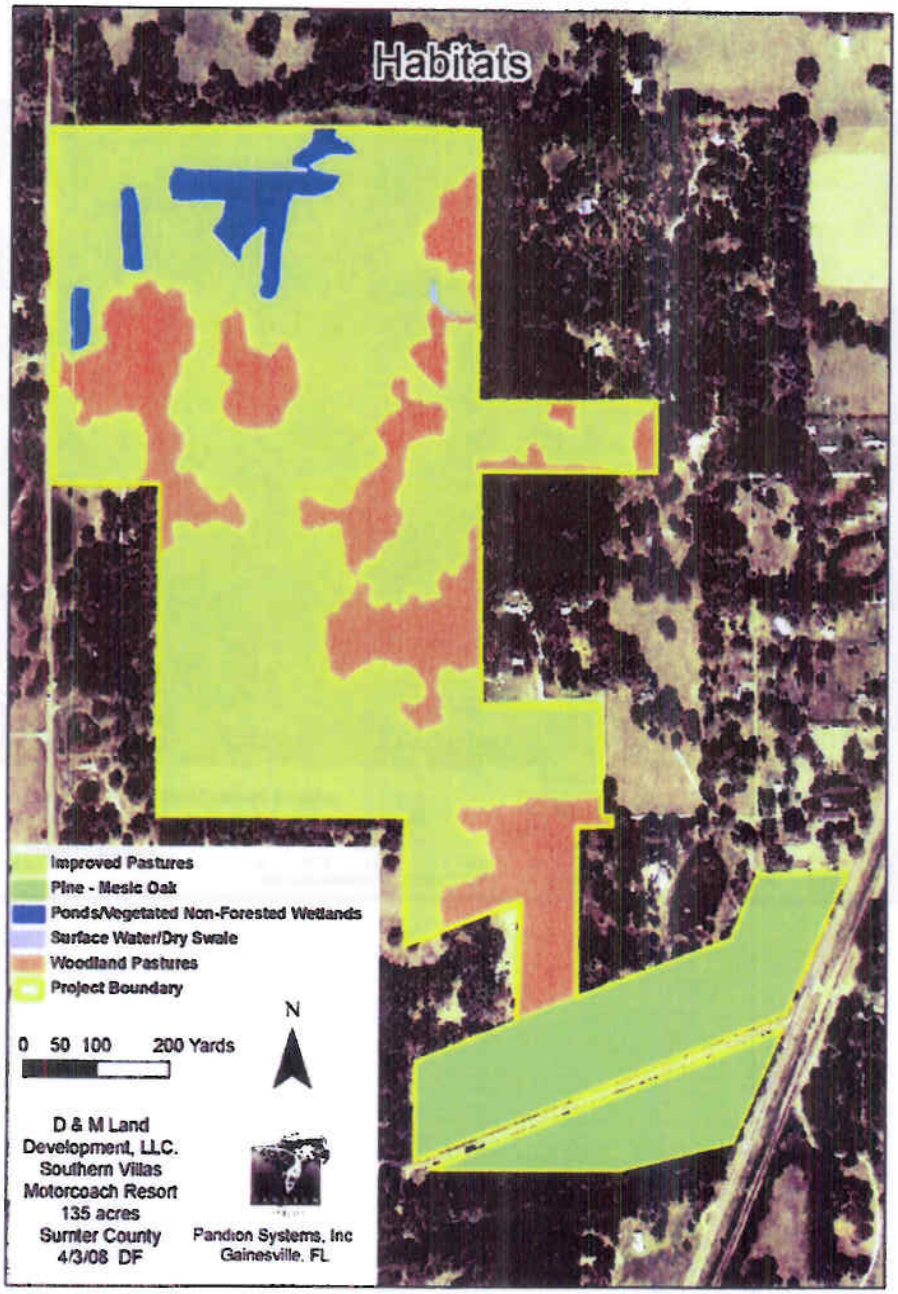
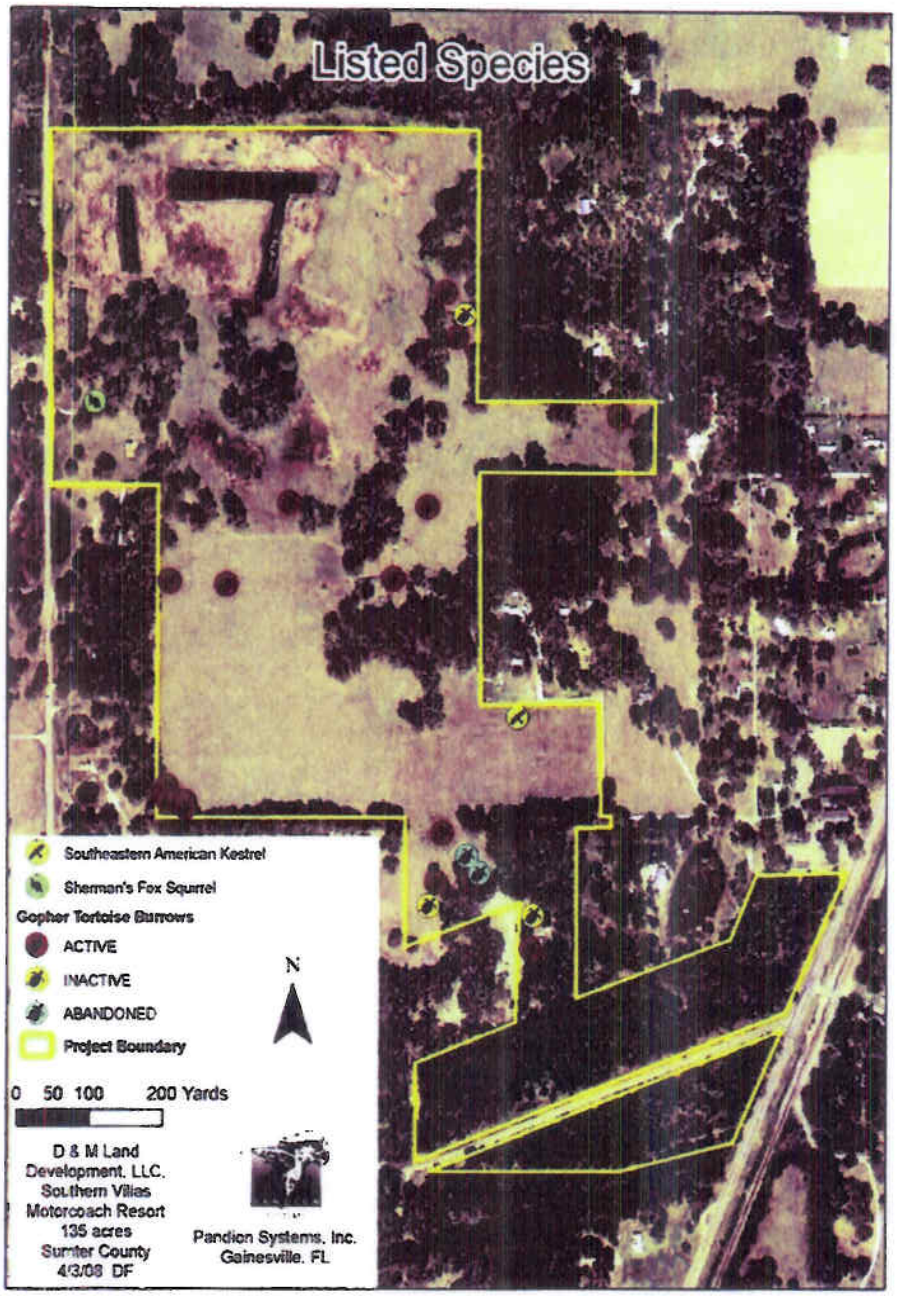


Figure 3. Listed Species Map.



DATA FORM – STATE (FLORIDA) & FEDERAL WETLAND DETERMINATION

(Chapter 62-340, Florida Administrative Code, *Delineation of the Landward Extent of Wetlands and Surface Waters*; and *1987 Corps of Engineers Wetland Delineation Manual*)

Project/Site Name: Southern Villas Motorcoach Resort – 135 acres
Applicant/Owner: D & M Land Development, LLC, c/o Mr. L. E. Dlouhy

Site Location: NW quad of intersection of US 301 and CR 673, south of Bushnell
County: Sumter
Section: 31 Township: 21 South Range: 22 East
Investigator: Hendrix
Surface Waters (Ponds) / Wetland Numbers 1, 2, and 3; Delineated TOB and Wet Pasture Extension 1A - 8 Flags; and Wet Pasture Extension 1B – 14 Flags.
Date: 24Mar08 Wetland Community Type: Excavated Ponds and Herbaceous Pasture Depression.

VEGETATION

Dominant Plant Species		Stratum*	Wetland Status Category / Indicator	
Scientific Name	Common Name		FLA**	COE***
Polygonum punctatum	Dotted Smartweed	G	OBL	FACW+
Hydrocotyl bonariensis	Pennywort	G	FACW	FACW
Salix caroliniana	Coastal Plain Willow	S	OBL	OBL
Nuphar luteum	Spatterdock (Yellow Cow-lily)	G	OBL	OBL
Axonopus furcatus	Big Carpetgrass	G	FAC	OBL
Eupatorium capillifolium	Dog Fennel	G	FAC	FACU
Senecio glabellus	Butterweed	G	OBL	FACW+
Amphicarpum muhlenbergianum	Blue Maidencane	G	FACW	FACW

State (Florida)	*Federal (Corps of Engineers)*
Vegetative Stratum Selected: Canopy ____	Percent of Dominant Species that are OBL,
Subcanopy _____ Groundcover X	FACW, or FAC (excluding FAC-) 88%.
Obligate Vegetation > Upland Vegetation X	
OBL + FACW ≥ 80% (Upland <20%) ____	

HYDROLOGY

____Recorded Data (Describe in Remarks):	Field Observations:
____Stream, Lake, or Tide Gauge X Aerial Photographs ____Other	Depth of Surface Water: 3 + (ft.)
X No Recorded Data Available	Depth to Free Water in Pit: _____ (in.)
	Depth to Saturated Soil: _____ (in.)

Wetland Hydrologic Indicators

State (Florida)	*Federal (Corps of Engineers)*
____ Algal Mats	Primary Indicators:
____ Aquatic Mosses or Liverworts	X Inundated
X Aquatic Plants	____ Saturated in Upper 12 Inches
____ Aufwuchs	X Water Marks
____ Drift Lines and Rafted Debris	____ Drift Lines
____ Elevated Lichen Lines	____ Sediment Deposits
X Evidence of Aquatic Fauna	____ Drainage Patterns in Wetlands
____ Hydrologic Data	Secondary Indicators:
____ Morphological Plant Adaptations	____ Oxidized Root Channels in Upper 12 Inches
____ Secondary Flow Channels	____ Water-Stained Leaves
____ Sediment Deposition	____ Local Soil Survey Data
____ Vegetated Tussocks or Hummocks	____ FAC-Neutral Test
X Water Marks	____ Other (Explain in Remarks)

Remarks:

Wetland 1 is a T-shaped excavated pond with two wet pasture extensions off the southwest (Flag Line 1A) and north (Flag Line 1B) sides, heavily impacted by cattle use. Wetland 2 and 3 are linear, excavated ponds with steep banks.

SOILS

Map Unit Name: Okeelanta Muck — Drainage Class: Very Poorly

Field Observations Confirm Mapped Type? Yes X No ____

Profile Description:

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.

Hydric Soil Indicators

State (Florida)	*Federal (Corps of Engineers)*
X Dark Surface	___ Histosol ___ Histic Epipedon
____ Organic Accretions	___ Sulfidic Odor ___ Concretions
____ Oxidized Rhizospheres	___ Aquic Moisture Regime ___ Reducing Conditions
____ Polychromatic Matrix (Stripping)	___ Gleyed or Low-Chroma Colors (in clay deposits)
____ Stratified Layers	X High Organic Content in Surface Layer in Sandy Soils
____ Iron & Manganese Concretions*	___ Organic Streaking in Sandy Soils
____ Distinct or Prominent Mottles*	___ Listed on Local Hydric Soils List
____ Marl* (in clay deposits)	___ Listed on National Hydric Soils List
* For Loamy and Clayey Textured Soils Only	___ Other (Explain in Remarks)

Remarks:

Soils are disturbed by cattle use and oxidized by drainage and recent drought.

WETLAND DETERMINATION

Site Conditions Are: Normal ____ Problem Area ____

Altered or Atypical (Significantly Disturbed) X (If Needed, Explain in Remarks)

*State (Florida)*****	*Federal (Corps of Engineers)*
X Meets "A" Test [62-340.300(2)(a)]	Hydrophytic Vegetation Present? YES
____ Meets "B" Test [62-340.300(2)(b)]	Wetland Hydrology Present? YES
____ Meets "C" Test [62-340.300(2)(c)]	Hydric Soils Present? YES
____ Meets "D" Test [62-340.300(2)(d)]	Sample Point Within a Wetland? YES
____ Meets "Altered Sites" Test [62-40.300(3)(a)]	

Remarks:
These ponds and wet pasture depressions have been disturbed and impacted through many years of cattle use. Supporting hydrology is somewhat reduced over historical due to local drainage by pond excavations. But, floodplain hydroperiod appears to continue to exist, even though recent dry years have lowered the surficial groundwater.

* Canopy – C
Subcanopy – S
Groundcover – G

** Obligate – OBL
Facultative Wet – FACW
Facultative – FAC
Upland – UPL
Vine – V
Aquatic Plant – AQU

*** Obligate Wetland – OBL
Facultative Wetland – FACW
Facultative – FAC
Facultative Upland – FACU
Obligate Upland – UPL
No Indicator – NI
Note: A positive (+) sign indicates a frequency toward the higher end of a category (more frequently found in wetlands), and a negative (-) indicates a frequency toward the lower end of a category (less frequently found in wetlands).

**** "A" Test – [Obligate Vegetation > Upland Vegetation] and [Hydric Soil Characteristics or Riverwash or Hydrologic Indicators Are Present]
"B" Test – [Obligate + Facultative Wet ≥ 80% (Upland < 20%)] and [Hydric Soil Characteristics or Riverwash or Hydrologic Indicators Are Present]
"C" Test – Soils of the six great groups *Argiaquolls, Hydraquents, Humaquents, Humaquepts, Sulfaquents, Umbraqualfs*, and *Umbraquults*; and organic soils of the order *Histosols*, except the *Folists*.
"D" Test – Hydric Soil Indicators + Hydrologic Indicators
"Altered Sites" Test – Determination based on alternative information relating to conditions on site immediately prior to man-induced or natural disturbances or alterations which preclude the application of the technical procedures.

AN ARCHAEOLOGICAL AND HISTORICAL SURVEY OF THE 674 PROPERTY PROJECT AREA IN SUMTER COUNTY, FLORIDA

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